

Table of Contents

Chapter 15A-19 Special Development (SD) Districts

15A-19-01	Special Development District SD	1
15A-19-02	SD (R-1-9) - 1300 E. and 12000 S.	2
15A-19-03	SD-MU Mixed Use - 7800 S. 1300 E. & 9400 S. 1300 E.	4
15A-19-04	SD(EH) ELDERLY HOUSING ZONE - BRIM & ASSOCIATES -	11
	11000 S. 700 E., 10600 S. 300 E., & 8300 S. Highland Drive	
15A-19-05	SD(R)3.75 - 8125 S. 865 E.	16
15A-19-06	SD Magna/2000 E. 9400-9800 S. 2000 E.	18
15A-19-06A	SD/CC - Planned Center/Community Commercial Sub-District - 9400 S. 2000 E.	19
15A-19-06B	PUD(15) - Planned Unit Development Sub-District - 9800 S. Highland Drive (West side)	23
	PUD (6) - Planned Unit Development Sub-District - 9800 S. Highland Drive (East side)	23
15A-19-06C	SD R(4.25) - Single-Family Residential Sub-District - Approximately 9700 S. 2100 E.	28
15A-19-06D	SD R(3.75) - Single-Family Residential Sub-District - Approximately 9800 S. 2100 E.	30
15A-19-07	SD(H) - Hospital - 9400 S. 1300 E. & 1380 E. 9400 S	31
15A-19-08	SD(R-1-8) - 11800 S. 1000 E.	32
15A-19-09	SD (R-1-10) (HEGESSEY) Residential District - 9200 S. 2750 E.	33
15A-19-10	SD(Harada) - 7575 S. Union Park Avenue	35
15A-19-11	SD (1300 East PO) - 9050 S. 1300 E.	37
15A-19-12	SD (JHS)(MILLER) - Historic Jordan High School District - 9400 S. State Street	38
15A-19-13	SD(PO-Alvey) - 10707 & 10685 S. 1300 E.	41
15A-19-14	SD-CC - Timberline - 9400 S. 900 E.	42
15A-19-15	SD(The Gardens) - 1650 E. Dimple Dell Road	44
15A-19-16	SD-R-1-10 - Thomas - 2760 E. 9725 S.	46
15A-19-17	SD(Carnation) - 10600 S. 1000 E.	48
15A-19-18	SD-X -Ski Connect Special District Mixed Use - 9200 S. 1000 E.	49
15A-19-19	S.D. (R2.0) Residential District (Sunset Ridge Subdivision, Sodorborg, and Andrus properties) - 3000 E. 9200 S.	54
15A-19-20	S.D.(R2.3) Residential District (Granite Farm Property) - 3100 E. 9500 S. ..	56
15A-19-21	SD(PO)(Union Heights) Professional Office District	57
	SD(PO)(Union Heights) Professional Office Sub-District - 7700 S. 1300 E.	57
	SD(CVC)(Union Heights) Planned Center/Convenience Sub-District - 7600 S. 1300 E.	58
15A-19-22	SD PO/R - Library - 10200 S. 1300 E.	64
	SD(PO/R)(PO) Professional Office Sub-District - 10150 S. 1300 E. ...	64
	SD(PO/R)(R-1-8) Residential Sub-District - 1500 E. Sego Lily Dr. ...	64

	SD(PO/R)(R-1-9) Residential Sub-District - 1450 E. Buttercup Dr. . . .	64
	SD(PO/R)(R5.7) Residential Sub-District - 1400 E. Sego Lily Dr. . . .	64
15A-19-23	SD(R-2-A) Fluckiger - 1770 E. 11400 S.	69
15A-19-24	SD(PO) Willow Creek Center - 8170 S. Highland Drive	73
15A-19-25	SD(R-1-7) - 7500 S. 400 E.	74
15A-19-26	SD(R-1-8)PUD - 10900 S. and 700 E.	75
15A-19-27	SD R-1-15 Scandia - 11700 S. 2300 E.	77
15A-19-28	SD(OS) - Dimple Dell Regional Park - 10500 S. Between State Street and Wasatch Boulevard	79
15A-19-29	SD(PO Silver Sage) - 10900 S. 700 E.	80
15A-19-30	SD(C) Webster - 9690 S. 700 E	81
15A-19-31	SD (R-1-30A) Bell Canyon Acres - 10600 S. 1300 E.	83

Chapter 15A-19 Special Development (SD) Districts**15A-19-01 Special Development District SD**

- A. **Purpose.** The Special Development District (SD) Zone designation is provided in order to allow the most efficient and creative development of lands that have unique or unusual characteristics. The SD District is intended to be used for development when it can be shown that no other zone classification would be adequate or appropriate for reasonable development.
- B. **Qualification.** For an applicant to qualify for SD zone classification the following conditions shall be present:
1. The property to be classified shall be at least 2 acres in size.
 - a. The applicant shall demonstrate to the Planning Commission and City Council that development on the property would be substantially constrained by unusual topographic or other natural features, by difficult platting or ownership configuration, by an unusual or difficult impact from public utility structures or other public structures or facilities, or that a similarly unusual hardship condition exists.
 - b. The entire site proposed for SD District classification shall be included in a development plan for review and Planning Commission approval.
- C. **Land Uses Allowed.** Land uses allowed within an SD District shall be established by the review process as described in sub-section (e) below.
- D. **District Designation.** When the land uses to be allowed in a specific SD District are determined, a permanent suffix for the district shall be established that shall be shown on the Sandy City Zone District Map. The suffix shall describe the dominant land use characteristic of the district, as illustrated:
1. SD-R (residential uses)
 2. SD-I (industrial uses)
 3. SD-C (commercial uses)
 4. SD-X (mixed residential and commercial uses)
- E. **Development Plan.** A development plan shall be presented to the Director for review and presentation to the Planning Commission. The Planning Commission shall review the plan along with comments from the Director. The Commission shall recommend approval, recommend approval with conditions, or recommended disapproval.

The development plan shall be a conceptual proposal for general development of the entire site proposed for SD classification and shall include the following:

1. A legal description and a map drawn to scale showing site boundaries, site orientation, major streets that serve the site and zoning classification and uses on abutting properties.
2. The general location of proposed land uses (including structures) and land area to be devoted to each use.

3. Existing contours and a general estimate of finished grades and contours.
4. Location and type of existing vegetation.

F. **Specific Development Standards and Regulations.** The Planning Commission or the Director may prepare specific development standards and regulations for the proposed site provided such standards and regulations are in conformity with Planning Commission adopted policies, programs, and plans and all applicable chapters of this code. Such standards and regulations may include but are not limited to:

1. The height, location and bulk of buildings.
2. The location, arrangement, and configuration of open space and building setback.
3. The location and design of off-street parking areas.
4. The number, size and location of all signs.
5. Such other regulations and standards as may be necessary to accomplish the purposes and intent of the SD District.
6. Permitted or conditional uses.

Unless otherwise specified within the SD District, all current development standards shall apply.

G. **Zone Change Process.** A petition for an amendment to the Sandy Land Development Code for an SD Zone Classification shall conform to the process as described in the Amendment to Zone District Map and Land Development Code. Information for the petition shall include the development plan approved by the Planning Commission.

H. **Reversion.** There will be an annual review of SD zones. If substantial construction is not initiated within a year of the zone approval, the classification may be reverted to the previous classification, or that of an abutting district.

15A-19-02 SD (R-1-9) - 1300 East and 12000 South

A. **Purpose.** The Residential R-1-9 District is established to provide a residential environment within Sandy City that is characterized by moderate densities, medium-sized homes, a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life.

B. Uses Allowed

1. Permitted Uses

- a. Agriculture (which does not include the keeping of farm animals)
- b. Dwelling, Single Family
- c. Home Occupation
- d. Home Occupation Category I

2. Conditional Uses

- a. Accessory Apartments
- b. Cemetery, Columbarium, Crematory, Mausoleum
- c. Day Care, Group
- d. Dwelling, Earth-sheltered
- e. Dwelling, Residential Facility for Elderly Persons
- f. Dwelling, Residential Facility for the Handicapped
- g. Dwelling, Group, Planned
- h. Planned Unit Development
- i. Public Service
- j. Public Utility Station
- k. Recreation, Outdoor
- l. Religious, Cultural Activity
- m. School, Private or Quasi-Public
- n. School, Public
- o. Zero Lot Line Development (Detached only)
- p. Home Occupation Category II

C. Development Standards -

1. Lot and Yard Regulations

- a. **Lot Size.** An area of not less than 9,000 square feet shall be provided and maintained for each dwelling and uses accessory thereto.
- b. **Frontage.** The minimum width of any lot for a dwelling shall be 80 feet, measured 30 feet back from the front property line.
- c. **Front Yard Requirements.**
 - (1) All buildings shall be set back 30 feet from the front property line.
 - (2) Where lots front on cul-de-sacs or elbows, the front setback may be smaller provided that no dwelling is closer than 20 feet from the front property line.
 - (3) Lots having an overall slope in excess of 10 percent may, notwithstanding other provisions of this Code to the contrary, be developed with a front setback of at least 20 feet.
 - (4) Garages and carports, or the garage portion where the garage is part of the main structure, may extend beyond the main structure to a setback line of 25 feet (but not beyond the setback line where 20 foot setbacks are allowed).
 - (5) Corner Lots. On corner lots, the front setback shall be a minimum of thirty (30) and twenty (20) feet respectively, irrespective of which way the home faces.
- d. **Side Yard Requirements.** All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 8 feet and the total distance of the two side setbacks shall be at least 18 feet. The zero lot line side yard setback shall be 0

and at least 18 feet (between dwelling structures).

- e. **Rear Yard Requirements.** All dwelling structures and other main buildings shall be set back from the rear property line a distance of at least 20 feet, or on irregular lots an average of 20 feet, provided that no portion of the building is closer than 10 feet to the property line. (Ord 12-14, Amended 5-15-12)
 - f. Accessory Buildings and Uses regulated as per for R-1-9 standards.
2. **Size of Buildings.** All dwellings shall be comprised of the following minimum square footage:
 - a. One-Story,
split level and split entry - 1,300 sq. ft.
 - b. Two-Story,
total both levels - 1,625 sq. ft.
 - c. All dwellings shall provide at least a double space garage.
 3. **Height of Buildings.** All buildings shall be no higher than 35 feet. A dwelling structure less than 10 feet in height above finished grade may be allowed only if it qualifies as an earth-sheltered dwelling.

15A-19-03 SD-MU MIXED USE - 7800 S. 1300 E. & 9400 S. 1300 E.

A. **Purpose.** The purpose of the Special Use District (Mixed Use) is to provide for mixed uses, such as professional office, multi-family and quasi-public

B. **Uses Allowed**

1. **Permitted Uses**

- a. Athletic, Tennis or Health Club
- b. Business and Financial Services
- c. Commercial Retail Sales and Service up to 10,000 square feet for the entire development site
- d. Commercial School
- e. Medical and Health Care Offices
- f. Nursing Care Facility
- g. Quasi-public uses such as a library or other governmental facilities
- H. Recreation, Indoor
- I. Religious or Cultural Activity
- J. Research and Development Park
- k. Restaurant
- l. Theater, Concert Hall

2. **Conditional Uses.** Planning Commission review is required as set forth in the Conditional Use chapter of the Development Code.

In addition, after the Planning Commission has reviewed the requested conditional use, it shall forward its recommendation concerning said use to the City Council.

The City Council shall review the use and the Planning Commission recommendation and shall then either deny or permit the conditional use and shall impose such requirements and conditions necessary for the protection of adjacent properties and the public welfare and in conformance with the provisions of the ordinance, particularly the ordinance establishing standards for conditional uses.

All responsibilities delegated to the Planning Commission in the Standards for Conditional Uses section of the Conditional Use chapter of the Development Code shall be the responsibility of the City Council for the purposes of this zone.

All relevant time periods shall refer to the date of action of the City Council.

- a. Animal Kennel, Veterinary Office
- b. Arcade
- c. Automotive Self-Service Station
- d. Commercial Retail Sales and Service over 10,000 square feet for the entire development site
- e. Recreation Center (Outdoor)
- f. Restaurant, Drive-Inn
- g. Commercial Parking Garage
- h. Industry, Light
- i. Park and Ride Facilities

C. Development Standards

1. Building Height. Buildings shall be erected to a height of no greater than 35 feet for any part intended for human occupancy.
2. Commercial and Industrial Standards. Planning Commission review is required as outlined in Site Plan Review.
 - a. Building Location.
 - (1) No building shall be closer than 5 feet from any private road or driveway with the exception of any portion that contains a drive-up window or counter. Structures which are adjacent to a plaza, mall, or other permanent pedestrian open space and under the same ownership as the structure, may abut the space and have openings onto such appurtenances.
 - (2) The public street right-of-way shall be considered the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front yard in all cases.
 - b. Driveway Access and Design.
 - (1) Unobstructed and direct driveways shall be provided from commercial off-street parking or loading facilities to a street or alley. Loading driveways may coincide

with driveways to parking facilities.

- (2) In establishing permissible curb openings and sidewalk driveway crossings for access to private property, such curb openings or driveways shall not be authorized where they are unnecessary or where they would interfere with the movement of vehicular traffic, with public improvements, or with the rights of the public in the adjacent street or alley, and in no case shall any curb opening be of greater width than necessary for reasonable access to the property to be served. In determining the width of curb openings and spacing of driveways, the end transitions in each case will not be considered a part of the length of the curb opening. The curb opening or width of each driveway shall be defined as the throat width of the driveway at the inside point of the curb transition radius at the top face of the curb.
3. Frontage on Arterial or Major Collector Streets. Uses on parcels with at least 150 feet of frontage are allowed only one access onto an arterial or a major collector street as designated on the Official Street Map. Uses on parcels with less than 150 feet of frontage shall be required to share a common driveway in order to assure 150 feet of distance between driveways.
4. Frontage on Minor Collector or Local Streets. Uses on parcels with at least 70 feet of frontage are allowed only one access onto a minor collector street or local street as designated on the Official Street Map. Uses with less than 70 feet of frontage shall be required to share a common driveway in order to assure 70 feet of distance between driveways.
5. If a capacity or safety need for more than one driveway opening can be demonstrated to the City Engineer, additional driveway openings may be allowed.
6. Where commercial uses share a property line, off-street parking lots serving the properties shall be made accessible to each other, where possible.
7. Driveways and Curb Design
 - a. One-way driveways shall be not less than 12 feet nor more than 25 feet in width except that no two complementary one-way driveways may total more than 40 feet in width. Two-way driveways shall be not less than 25 feet nor more than 32 feet in width. In determining the width of curb openings and spacing of driveways, the end transitions in each case will not be considered a part of the width of the curb opening.
 - b. Driveways shall be located a minimum of 5 feet from the side property line, measured from the nearest end transition point. This does not apply to side property lines abutting public rights-of-way.
 - c. Driveways shall have a minimum end transition (curb radius) of 10 feet and a maximum of 30 feet. There shall be at least 24 feet of full height curb between the end transition point (point of curvature of the curb lines) of any two driveways, except as noted in paragraphs (4) and (5) of this Section.
 - d. Where a common driveway is of the split, one-way directional type, there shall be at least 5 feet between the end transition points of the two driveways.
 - e. Wherever a common driveway is constructed serving two or more properties; the

common curb opening shall have a maximum width of 36 feet.

- f. The total width of all curb openings shall not exceed forty percent of the frontage. For corner lots, the total width of curb openings shall not exceed thirty percent of the combined frontages.
- g. No throat of a driveway of curvature for any driveway curb opening shall be permitted within 25 feet of public right-of-way of an intersecting street.
- h. No curb opening will be approved which contemplates vehicle encroachment on any portion of the street right-of-way for loading, standing, or unloading.
- i. Curb openings must serve only those off-street parking spaces or loading zones that conform to Sandy City standards.
- j. Curb openings shall be entirely within the extension of the side property lines extended perpendicular to the street center line.
- k. Curb openings and driveways shall be paved and shall provide for adequate drainage.
- l. Curbs for driveway approaches shall be of the radius type and be provided with wheel chair ramps.
- m. Upon the issuance of a building permit, any unused or abandoned curb openings or portion thereof shall be restored to the original curb section by the removal of existing material and replacement of curbing at the expense of the abutting property owner. Upon refusal or neglect of the owner or agent to restore the curb and gutter to their original section, the City shall proceed to do such work and all expenditures so incurred shall be charged against the owner or agent.
- n. Improvements in the public right-of-way shall be designed and constructed in conformance with the applicable specifications. The minimum design vehicle shall be the single unit truck.

No object shall be so situated as to interfere with the required sight-distance of intersections as set forth in the AASHTO specifications.

- o. **Special Requirements for Service Stations.** The maximum and required width of an access way through the perimeter landscaped strip to a service station shall be 32 feet for two-way vehicular movements and 12 feet for one-way vehicular movement. No more than one two-way driveway shall be permitted for any street frontage up to 100 lineal feet, nor more than two one-way accessways shall be permitted for any street frontage and for frontages of more than 100 lineal feet. Two 2-way accesses, each a maximum and required width of 24 feet, are permissible but shall not be built on the same frontage as any other driveway, said standards to be applicable to any one ownership.
 - (1) Areas in which autos, trailers, etc., are stored for rental as an accessory use must be screened by a wall or opaque fencing to a minimum height of 6 feet. See Fence Regulations.

- (2) The outside display of oil, tires and miscellaneous auto supplies for sale, either permanent or temporary, shall not be permitted in any public right-of-way nor in front of or in the required landscaped setback.
- (3) Fuel pump islands located at service stations shall be set back a minimum of 30 feet from the front property line.

8. Landscaping

- a. A minimum of 15 percent of any lot on which there will be a commercial or industrial use shall be landscaped. Such landscaping shall be composed of natural landscaping elements including lawn, shrubs, trees and planted ferns.
- b. The regulations described in this section shall be mandatory except that the Planning Commission may reduce the 15 percent requirement by 5 percent in return for any one or a combination of the following: (The applicant shall show during site plan review that the reduction of the requirement will not create undo impact on abutting properties).
 - (1) The planting of specified trees that are larger than minimum size shown in sub-section B below.
 - (2) Expansion in depth of the front yard landscape requirement (as shown in sub-section

- (a) The use of a berm of at least 3 feet high above curb level in the required front yard landscape area.

- c. Front Yard. A minimum of 15 feet of landscaping shall be provided, as measured from the front property line after any required street dedication. This standard shall apply to all frontages. Frontages on arterial streets shall be planted with trees (as specified by the Street Tree Planting Guide) or two-inch caliper in size at intervals of 30 feet.

The Planning Commission may approve the elimination of the parkstrip in a commercial district allowing the sidewalk to be placed against the curb and gutter. If the elimination of the park strip is approved by the Planning Commission, the sidewalk shall be increased to five feet. In addition, the front landscape area shall be 19 feet. Trees shall be planted in the front landscaped area according to the streetscape guide. If the sidewalk meanders, 24 feet of landscaping if required.

- d. Side and Rear Yards. There shall be a minimum of three feet of landscaping between parking areas and side or rear property lines (except between commercial uses where not visible) and a minimum of three feet of landscaping between an access driveway and a side of rear property line unless said driveway is to be used for common access by an adjacent lot. Other side and rear setback areas that are open to view from public rights-of-way or from residential property shall have a minimum of ten feet of landscaping.
- e. Parking in Landscaped Area. Parking within the minimum landscaped are is prohibited.
- f. Landscaping in Parking Area.

- (1) Landscaping planters and/or raised barrier sidewalks shall be installed along buildings and any paved areas to provide safety to pedestrians and protect the

structure.

- (2) All landscaped areas abutting any paved area shall be curbed.
 - (3) At intersections of streets, driveways, sidewalks, etc., landscaping shall be limited to a height of not more than 3.5 feet above street level within the area required for minimum sight distances as specified in the Geometric Design Guide (AASHTO) for local roads and streets.
 - (4) Any traffic channelization island shall be fully landscaped.
 - (5) Trees shall be required in parking strips at a minimum interval of 30 feet according to the street planning guide for arterial and collector streets.
 - (6) Boundary landscaping around the perimeter of parking areas shall be separated by a concrete curb or wall at least 6 inches higher than the parking area. For the purpose of calculating the minimum percentage of landscaping in parking areas, boundary landscaping may be included.
 - (7) All unpaved areas not utilized for parking, access, or storage, shall be landscaped utilizing ground cover, shrub and tree materials, and/or dry landscape materials (but not to exceed more than 10 percent dry landscaping). Undeveloped areas proposed for future expansion shall be maintained free of weeds and trash.
9. Screening Boundaries of Residential Districts. An opaque screen shall be installed and maintained along lot lines that coincide with all zoning boundaries, other than streets, where the premises abut residential uses. Except as otherwise provided, it shall have a total height of not less than six feet nor more than seven feet. Where there is a difference in elevation on opposite sides of the screen the height shall be measured from the highest elevation. For commercial areas abutting residential districts, a screen shall consist of one, or any combination, of the following types:
- a. Walls. Construction materials shall only include ceramic tile, stone, brick, concrete panel, concrete blocks, or other materials as approved by the Planning Commission. Posts must be reinforced with rebar and wire as specified by the Engineering Department.
 - b. Signs. No signs or sign supports shall be permitted on any required screening.
 - c. Under special conditions where it has been determined that the development may create unique impacts on an adjoining residential district, such as in the case of hillside developments, the Planning Commission may review and approve other methods of screening such as bermed landscaping, open construction, screen height, placement of screen or other types of screening.
10. Storage, Trash and Mechanical Equipment. Storage areas which do or do not contain garbage or rubbish containers (dumpsters) shall be screened with landscaping or opaque fencing. Each wall or fence shall be at least 6 feet in vertical height or equal in height to the containers or dumpsters to be screened and shall be sufficient to screen such facilities from a public street or neighboring lot. See fence regulations.

No outdoor storage display or dumpster shall be located within 30 feet of any residential district and no storage display or dumpster shall be permitted in the required front yard setback.

All mechanical equipment (air conditioning, transformers, etc.) shall be screened with opaque material.

11. Lighting. Reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, signs, parking and loading areas, provided they are equipped with proper lenses or other devices concentrating the illumination upon the building, landscaping, signs, parking and loading areas, and preventing any bright, direct illumination upon adjacent property or any public right-of-way. No unshielded white lights, reflectors, spotlights, strobe lights, or search lights shall be so located that they are pointed towards or are directly visible from frequently traveled public rights-of-way.
12. Signs. Signs are permitted subject to the provisions of the Sandy City on-premise and off-premise sign regulations.
13. Parking Lots and Loading.
 - a. General. There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provision for ingress and egress by standard-sized automobiles in accordance with the requirements herein.
 - b. Parking Areas, Development and Maintenance. Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot or an automobile, farm equipment, or other open-air sales lot, shall be developed and maintained in accordance with the following requirements:
 - (1) Curb. The perimeter of the paved surface shall be finished with concrete curb and handicap ramp, where necessary.
 - (2) Landscaping. The planting of trees, lawn and shrubs or other approved material is required within appropriate areas, especially along street frontage, and along boundaries that abut residential lots.
 - (3) Surfacing. Every parcel of land hereafter used as a public parking area shall be paved with an asphaltic, brick or concrete surfacing, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.
 - (4) Lighting. Lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjoining residential premises.
 - (5) Off Premise Parking. Where parking is to be provided off of the premises, a recorded document, signed by the owners of the property, stipulating to the permanent use of the site for parking shall be filed with the Community Development Department. Such parking shall be within 200 feet of the use for which the parking is being provided.

Required parking may be separated on the same site by landscaping or building elements.

14. Off-Street Loading.

- a. For every building or part thereof having a gross floor area of 10,000 square feet or more, which is to be occupied by a commercial or industrial use, to or from which delivery of materials or merchandise are regularly made by motor vehicle, there shall be provided and maintained, on the same lot with such building, at least one off-street loading space plus one for each additional 20,000 square feet or major fraction thereof. Additional parking may be required depending upon the use.
 - (1) Each loading space shall be not less than 12 feet in width and 25 feet in length and 14 feet high if covered or enclosed.
 - (2) Such loading space may occupy the rear or side yard except that it shall be located no closer than 30 feet from the edge of the dock to any residential district. Loading areas shall be screened from view from public streets.

15A-19-04 ELDERLY HOUSING ZONE - BRIM & ASSOCIATES - 11000 South 700 East,
10600 South 300 East, &
8300 South Highland Drive

- A. **Purpose.** The SD(EH) Zone is established to provide an area for Elderly Housing, including nursing homes, convalescent centers and assisted living centers. This zone is not intended for hospitals, clinics or health care centers.

To ensure neighborhood compatibility, all developments shall be approved by the Planning Commission as a part of site plan review.

- B. **Uses Allowed.** The only uses permitted are those specifically listed or otherwise interpreted to be similar to those listed as permitted by the Planning Commission.

1. Nursing Care Facility
2. Residential Health Care Facility

C. **Development Standards.**

1. **Parcel Size.** A Planned Elderly Center shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit. In no case shall any project developed under this ordinance be under one acre in size.
2. **Building Height.** The maximum height for all buildings shall be 35 feet from average grade.
3. **Building Setbacks.** It shall be within the authority of the Director to determine for any lot in this district, as to which property line or lines shall be considered as side or as rear lines for the purpose of administering this ordinance. No building shall be closer to a public street right-of-way than 30 feet.

- a. **Front Setbacks.** The public street right-of-way shall be considered the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases. Canopies, overhangs, and similar coverings may project into the front setback area as maximum of ten (10) feet.
- b. **Side Setbacks.** Side setback areas shall be a minimum of ten (10) feet excluding canopies, and overhangs except where a side property line abuts a residential district, in which case the side setback area shall be a minimum of thirty (30) feet.
- c. **Rear Setbacks.** Rear setback areas shall be a minimum of ten (10) feet except where a rear property line abuts a residential district, in which case, the rear setback area shall be a minimum of thirty (30) feet.

It shall be within the authority of the Community Development Director to determine for any lot in this district, as to which property line or lines shall be considered as side or as rear lines for the purpose of administering this ordinance.

4. **Parking.** Parking for all uses shall be in accordance with the following ratio: .5 spaces per bed. No parking shall be permitted in the minimum front, side, or rear landscape setback areas, except where a side or rear landscape setback area abuts a residential zone.
5. **Loading.** All loading and unloading operations shall be performed on the site. Off-street berths, where required according to the schedule below, shall be provided in addition to required off-street parking and shall not be located within driveways. Each loading berth shall not be less than twelve (12) feet wide, twenty-five (25) feet long and if enclosed or covered, fourteen (14) feet high. Adequate turning and maneuvering space are to be provided between the lot lines.
6. **Driveway and Curb Opening.** In establishing permissible curb openings and sidewalk driveway crossings for access to private property, they shall not be authorized where they would interfere with the movement of vehicular traffic, with public improvements, or with the rights of the public in the adjacent street or alley, and in no case shall any curb opening be of greater length than necessary for reasonable access to the property to be served thereby. In determining the length of curb openings and spacing of driveways, the end transitions in each case will not be considered a part of the length of the curb opening. The curb opening or width of each driveway shall be defined as the throat width of the driveway at the inside point of the curb transition radius at the top pace of the curb.

The following standards shall apply in determining the size of curb openings and location of driveways:

- a. Driveways shall have a minimum end transition (curb radius) of ten (10) feet and a maximum of thirty (30) feet. There should be at least twenty-four (24) feet of full-height curb between the end transition point (point of curvature at the curb lines) of any two driveways serving one piece of property.
- b. Curb openings for driveways shall be regulated by the following standards:

- (1) Where the width of the adjacent public right-of-way is less than eighty (80) feet,

- no curb opening for a driveway shall be longer than thirty (30) feet, except as noted in subsection (c) of this subsection.
- (2) Where the width of the adjacent public right-of-way is eighty (80) feet or more, no curb opening for a driveway shall be greater than thirty-three (33) feet, except as noted in subsection (c) of this subsection.
 - (3) Wherever a common driveway is constructed serving two or more properties, that common driveway and curb opening will have a maximum width not to exceed thirty-six (36) feet.
- c. The total length of all curb openings shall not exceed forty percent (40%) of the frontage. For corner lots, the total length of curb openings shall not exceed thirty percent (30%) of the combined frontages.
 - d. No point of curvature for any driveway curb opening shall be permitted within the following distances of the points of curvature for intersection curb turns:
 - (1) Twenty-five (25) feet if the intersection is signalized;
 - (2) Twenty-five (25) feet if the intersecting street's right-of-way is greater than sixty-six (66) feet; and
 - (3) Twelve (12) feet if the intersecting street's right-of-way is equal to or less than sixty-six (66) feet.
 - e. Where the construction of more than one curb opening is required, a concrete safety curb between curb openings, along and inside the property line, shall be provided when the property located between two driveways is used for the purpose of movement, storage or parking of vehicles.
 - f. No curb opening will be approved which contemplates vehicles encroachment on any portion of the street right-of-way for loading, standing or unloading.
 - g. Curb openings must serve only legal off-street parking spaces or loading zones.
 - h. Curb openings shall be entirely within the extension of the side property lines extending perpendicular to the street center line.
 - i. Curb openings and driveways shall be paved and provide for adequate drainage.
 - j. Curbs for driveway approaches shall be of the radius type and be provided with wheelchair ramps.
 - k. Any unused or abandoned curb openings or portion thereof shall be restored to the original curb section at the expense of the abutting property owner. Upon refusal or neglect of the owner or agent to restore the curb and gutter to their original section, the City shall proceed to do such work and all expenditures so incurred shall be charged against the owner or agent.

1. Improvements in the public right-of-way shall be designed and constructed in conformance with the applicable specifications. The minimum design vehicle shall be the single unit truck.
- m. No object shall be so situated as to interfere with the required sight-distance of intersections as set forth in the AASHTO specification.

7. Storage Areas

- a. All outdoor storage, including vehicle storage shall be visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point six (6) feet in vertical height, but need not be opaque above that point. Such requirement shall not apply to loading docks.
- b. No storage shall be permitted between a frontage street and the building line. Furthermore, no outdoor storage shall be located within thirty (30) feet of any district zoned for residential use.

8. Mechanical Equipment

- a. All mechanical equipment (air conditioning, transformers, etc.) on the ground shall be screened with opaque material.
- b. All mechanical equipment located on the roof shall be screened with opaque material where deemed appropriate by the Planning Commission.

9. Refuse Collection Areas

- a. All outdoor refuse collection areas shall be visually screened from access streets and adjacent property by a complete opaque screen.
- b. No refuse collection areas shall be permitted between a frontage street and the building line.

10. Landscaping and Suggested Amenities

- a. The preservation of natural features that enhance the development and will benefit the community (including trees, scenic points, view corridors, historic buildings or locations, unique geological formations and other community assets).
- b. Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics, and lighting shall be designed as integrated portions of the total planned development and shall project the residential character thereof.
- c. Building Spaces. Each development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walks, barriers, landscaping, and sound-reducing construction techniques shall be used as appropriate for the aesthetic enhancement of property and the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise.
- d. The landscaping upon the entire site shall conform to the following minimum

requirements:

- (1) Front Setback: A minimum of fifteen (15) feet measured from the front property line after any required street dedication. This standard shall apply to both frontages of a corner parcel.
 - (2) Side and Rear Setback:
 - (a) A minimum of three (3) feet between parking areas and side or rear property lines.
 - (b) A minimum of three (3) feet between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent commercial parcel.
 - (c) Other side and rear setback areas that are open to view from public rights-of-way or from residentially zoned property.
 - (d) Irrespective of other requirements, developments abutting residential districts shall have a minimum of ten (10) feet of perimeter landscaping and shall have large trees and shrubs planted to form a buffer between uses. Buffer areas may be approved with interval landscaping when not open to view from public rights-of-way and where it can be shown that the buffer areas will conform to the intent of this ordinance.
11. Screening at District Boundaries. An opaque screen shall be installed and maintained along all district boundaries, other than streets, where the premises abut areas zoned for residential uses, unless otherwise provided.
- a. Except where otherwise provided, the screen shall have a total height of six (6) feet.
 - b. Acceptable construction materials for screens shall only include ceramic tile, stone, brick, concrete panel, concrete block, or such other materials as the Planning and Zoning Commission may approve. Concrete panels and posts must be reinforced with rebar and wire as determined by the Engineering Department.
 - c. No signs or sign supports shall be permitted on any required screen.
 - d. Under special conditions where it has been determined that the development may create unique impacts on an adjoining residential district, such as in the case of hillside developments, the Planning Commission may review and approve other methods of screening such as bermed landscaping, open construction, screen height, placement of screen or other types of screening.
12. Signs. Signs are permitted in this district subject to the provisions of the Signage Outdoor Advertising Chapter.
13. Procedure. All permitted uses proposed for development shall be subject to the site plan review process and submittal requirements as outlined in the Site Plan Review Chapter.

15A-19-05 SD(R)3.75 - 8125 S. 865 E.

A. **Purpose.** The Residential SD(R)3.75 District is established to provide a residential environment within Sandy City that is characterized by moderate densities, a variety of housing sizes, a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life.

B. **Uses Allowed.**

1. **Permitted Uses.**

- a. Agriculture (which does not include the keeping of farm animals)
- b. Dwelling, Single Family
- c. Home Occupation
- d. Home Occupation Category I

2. **Conditional Uses.**

- a. Accessory Apartments
- b. Bed and Breakfast Facility
- c. Cemetery, Columbarium, Crematory, Mausoleum
- d. Day Care, Group
- e. Dwelling, Earth Sheltered
- f. Dwelling, Group Planned
- g. Dwelling, Residential Facility for Elderly Persons
- h. Dwelling, Residential Facility for the Handicapped
- i. Model Home
- j. Park and Ride Facilities, on arterial streets.
- k. Planned Unit Development
- l. Public Service
- m. Public Utility Station
- n. Recreation, Outdoor
- o. Religious, Cultural Activity
- p. School, Private or Quasi-Public
- q. School, Public
- r. Zero Lot Line Development (Detached only)
- s. Alcoholic Beverage Class E
- t. Home Occupation Category II

C. **Development Standards**

1. **Lot and Yard Regulations.**

- a. **Lot Size.** An area of not less than 7,150 square feet shall be provided and maintained for each dwelling and uses accessory thereto.
- b. **Frontage.** The minimum width of any lot for a dwelling shall be 65 feet, measured 30 feet back from the front property line.

2. **Building Setbacks**

- a. **Front Yard Requirements.**
-

- (1) All buildings shall be set back 30 feet from the front property line.
 - (2) Where lots front on cul-de-sacs or elbows, the front setback may be smaller provided that no dwelling is closer than 20 feet from the front property line.
 - (3) Lots having an overall slope in excess of 10 percent may, notwithstanding other provisions of this Code to the contrary, be developed with a front setback of at least 20 feet.
 - (4) Corner Lots. On corner lots, the front setback shall be a minimum of 25 feet and 20 feet respectively, regardless of which way the home faces.
- b. Side Yard Requirements. All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 6 feet and the total distance of the two side setbacks shall be at least 14 feet.
- c. Rear Yard Requirements. All dwelling structures and other main buildings shall be set back from the rear property line a distance of 20 feet on interior lots and 15 feet on corner lots. On irregular lots the minimum setback may be an average, provided that no portion of the building is closer than 10 feet to the property line. Cul-de-sac lots, with a depth measurement of less than 90 feet measured at the shortest distance between front and rear property lines, may obtain approval from the Planning Commission during Preliminary Subdivision Approval for a 15 foot rear setback.
- d. Accessory Buildings and Uses regulated as per R-1-12 standards.
3. Size of Buildings. All dwellings shall be comprised of the minimum square footage as follows:
- a. Main floor of Rambler, or upper two levels of Split Level, and Split Entry- 1,000 sq. ft.
 - b. Two Story - 1,500 sq. ft.
 - c. All dwellings shall provide at least a double car garage.
4. Height of Buildings. All buildings in an R-1-8 District shall be no higher than 30 feet. Dwelling structures less than 10 feet in height above finished grade may be allowed only if it qualifies as an earth-sheltered dwelling.
5. Parking Provisions. At least two off-street parking spaces shall be provided and maintained for each dwelling unit.
6. Streetscape Requirements. A streetscape plan shall be submitted by the developer and approved by Staff. The plan shall consist of 2 inch caliper minimum deciduous trees, to be planted on a maximum of 25 foot centers. A minimum of two street trees on each street frontage for each lot will be required. The street trees shall be planted by the developer, prior to a Certificate of Occupancy being issued on any dwelling. The species of tree shall also be approved by staff.

7. **Building Materials.** In each subdivision 75% of the homes shall have an amount of brick or rock, located anywhere on the structure, which is equal to or greater than 40% of the area of the front facade. The building plans must show on the elevations, the area of the front facade in square feet, and the area in square feet and location of the required brick or rock. The remaining 25% of the homes have no masonry requirements.

15A-19-06 SD Magna/2000 East - 9400-9800 S. 2000 E.

- A. **Purpose.** The purpose of the Magna/2000 East Specific Development District is to provide for a mixture of uses including retail commercial and various densities of residential uses, in a style and setting which will enhance not only the development of a particular property, but the surrounding neighborhood and community as a whole. Therefore, in order to better bring about this desired enhancement, the SD District is divided into sub-districts to address each particular use more specifically (See exhibit "A" of "The Little Cottonwood Project Design and Development Standards"). Additionally, more extensive standards are adopted for the various aspects or elements of development, than would generally be required by the Sandy City Development Code.
- B. **Sub-districts.** The following sub-districts are included within the Magna/2000 East Specific Development District.
 1. SD/CC "Planned Center/Community Commercial" - 9400 S. 2000 E.
 2. SD/PUD(15) "Planned Unit Development" (at a base density of 15 Units per Acre)" - 9800 S. Highland Drive (West side)
SD/PUD(6) "Planned Unit Development" - 9800 S. Highland Drive (East side)
 3. SD/R(4.25) "Single-family Residential" - Approximately 9700 S. 2100 E.
 4. SD/R(3.75) "Single-family Residential" - Approximately 9800 S. 2100 E.
- C. **Review Procedure.** Planning Commission review is required according to the standards outlined in for each individual phase or portion of the development, or any major amendment to an adopted site plan.
- D. **Development Standards.** The development standards listed below shall apply to the development as a whole. In addition, specific development standards as listed within each Sub-District, as well as "The Little Cottonwood Project Design and Development Standards" as adopted by Sandy City shall be followed.
 1. **Streetscape Plan.** A Streetscape Plan approved by the Planning Commission, shall be required before approval of any part of a development bordering an affected arterial or collector street (i.e. 9400 South, 9800 South, and Highland Drive). Such plan shall show improvements for the entire width of each arterial and/or collector street and all transition areas for those portions of the streets which are part of or immediately adjacent to the SD Magna/2000 District. The purpose in showing adjoining areas is not to obligate the developer to off site improvements, but rather to facilitate the transition from neighboring areas and to set standards for future streetscape improvements to those neighboring areas.
 2. **Grading Plan.** In addition to the requirements of Section 15-19 "Grading and Excavating," the Preliminary Grading Plan for the entire SD District shall be reviewed and accepted by the

Planning Commission prior to acceptance of the Final Grading Plan by the City Engineer. Details and standards of grading are as contained in "The Little Cottonwood Project Design and Development Standards."

3. Landscape Plan. An approved Landscape Plan for each development or phase of development within a Sub-District shall be required before final Site Plan approval of that portion of the development. The purpose of the plan shall be to show not only the proposed landscape treatment for the subject development, but the transition from adjoining development. Specific requirements of the Landscape Plan are as contained in "The Little Cottonwood Project Design and Development Standards" as adopted by Sandy City.
4. Screening and Buffering. Specifications for required screening and buffering are as contained in "The Little Cottonwood Project Design and Development Standards" as adopted by Sandy City. The colored decorative masonry barrier wall along the western border of the commercial sub-district, and the colored decorative masonry barrier wall along the western border of the PUD sub-district shall each be erected when construction begins in that individual sub-district. The perimeter landscaping shall be installed as soon as possible after completion of the wall, according to the time table set forth by the Planning Commission at site plan review.
5. Pedestrian Corridors. A prominent feature of the Magna/2000 East SD District is the development of pedestrian corridors to buffer the commercial area from the adjoining uses. Pedestrian corridors shall not be interpreted to include service driveways, roadways, dumpsters, parking, or other uses related to the building. Such corridors shall be developed as follows.
 - a. The pedestrian corridor along the western edge of the development, between the commercial and neighboring single-family residential area, shall have a width of at least fifty (50) feet.
 - b. The pedestrian corridor along the southern edge of the commercial area shall have a width of at least thirty (30) feet.
 - c. Additional requirements for development of the Pedestrian Corridors are as contained in "The Little Cottonwood Project Design and Development Standards" as adopted by Sandy City.

15A-19-06A SD/CC - Planned Center/Community Commercial Sub-District

- A. Purpose. The purpose of the CC Planned Center/Community Commercial Sub-District is to allow for retail businesses and related uses to be grouped together into a well-planned and designed shopping center as a complimentary portion of the community center for the Alta Canyon Quadrant. The development is characterized by a shopping center which follows the current development trend by emphasizing several large national tenants, with fewer smaller tenant spaces being provided. This zone is intended to increase commercial investment in the City and encourage the location of new types of businesses needed in the area; not simply encourage the relocation of existing local businesses in a new commercial setting.
- B. Location and Size of Sub-district. The location of the CC Sub-District is in the northwest portion of the SD District, at the Southwest quadrant of the intersection of 9400 South and Highland Drive (2000 East). The CC Sub-District shall consist of no more than thirty (30) net acres, exclusive of

public street dedications and adjoining pedestrian corridors.

C. Uses Allowed.

1. **Permitted Uses.** A "Commercial Center, Community" is allowed as a Conditional Use. Upon issuance of a Conditional Use Permit and completion of site plan review, the following uses shall be allowed as Permitted Uses:

- a. Arcade*
- b. Athletic, Tennis, or Health Club
- c. Automotive Self-Service Station*
- d. Automotive Service Station*
- e. Business or Financial Services
- f. Commercial Retail Sales and Services
- g. Commercial School
- h. Medical and Health Care Offices
- i. Public Service
- j. Recreation Center*
- k. Recreation, Indoor
- l. Religious or Cultural Activity
- m. Restaurant
- n. Restaurant, Drive-in*
- o. Theater, Concert Hall**
- p. Alcoholic Beverage Class A*
- q. Alcoholic Beverage Class B*
- r. Alcoholic Beverage Class D

* These uses require a conditional use permit if located within 250 feet of a residentially zoned district.

** These uses are not permitted if located within 250 feet of a residentially zoned district.

2. **Conditional Uses.** The following uses may be allowed but shall require a separate Conditional Use Permit:

- a. Auto Repair Minor
- b. Commercial Parking Garage
- c. Industry, Light
- d. Motel/Hotel
- e. Park and Ride Facilities
- f. Public Schools
- g. Public Utility Station
- h. Reserved
- i. Alcoholic Beverage Class E
- j. Alcoholic Beverage Entertainment
- k. Alcoholic Beverage State Store

** These uses are not permitted if located within 250 feet of a residentially zoned district.

- D. **Development Standards.** Developments within the CC Sub-District shall comply with all provisions of the Commercial/Industrial Development Standards Chapter with the following

exceptions:

1. General Site Design. A commercial center shall be designed as an integrated complex of leasable spaces in a single building or group of buildings. A master site plan shall be prepared for site plan review following requirements of the "Site Plan Review" chapter. In addition to requirements of the aforementioned chapter, the site plan shall show the relationship of buildings to parking facilities, pedestrian walkways or corridors, landscaped areas, service entrances, and abutting streets.
2. Building Location & Setbacks.
 - a. Buildings shall be set back from public street rights-of-way a minimum of 30 feet. Except for any portion of a building that contains a drive-up window or counter, no building shall be closer to any private road or driveway than 5 feet.
 - b. Buildings or structures within the planned center may abut the adjacent pedestrian corridors, but in no case shall a building or structure be closer than 50 feet to the western boundary of the SD District.
 - c. Buildings or structures to be located on pad sites shall be located no closer than five feet to the property lease line, except for any portion that contains a drive-up window or counter.
3. Building Height. No building shall exceed a height of 35 feet along the required building setback line (measured from the finished grade at a point on the property line perpendicular to the building). Building height may be increased at a ratio of 1:1 beyond the required building setback, to a maximum building height of 45 feet for those portions of the building located at least 20 feet beyond the required setback line.
4. Driveways and Curb Openings. No driveway accessing an arterial or collector street shall be approved closer than 200 feet from the intersection of Highland Drive and 9400 South. Distances between driveways shall otherwise comply with the Parking, Access and Circulation Requirements Chapter.
5. Parking and Loading.
 - a. The number and size of required parking spaces shall be according to requirements set forth in the Parking, Access and Circulation Requirements Chapter.
 - b. All required off-street parking shall be provided on the site of the planned center. However, parking facilities should not be located in one consolidated area of a particular site, but should be separated by landscaping or building elements. Parking areas will be interconnected with drives to provide for on-site traffic circulation.
 - c. No parking shall be permitted in the required landscape areas.
 - d. All loading and unloading shall be performed on site. Such on-site loading areas shall be in addition to required off-street parking and shall not be located within driveways.
 - e. Additional requirements shall be as found in Commercial/Industrial Development

Standards Chapter.

6. Landscaping.

- a. Landscaping of planned centers shall cover a minimum of 5 percent of the parking area.
- b. Where a planned center abuts a public street right-of-way, there shall be at least 39 feet of landscaping measured from the back of street curb to the back of parking lot curb, exclusive of driveways. The 39 foot landscaped area shall include a sidewalk which complies with the approved streetscape plan.
- c. Landscaping planters and/or raised sidewalks shall be installed along buildings and any paved areas.
- d. All required landscaped areas abutting any paved area shall be curbed.
- e. At intersections of streets, driveways, sidewalks, etc., landscaping shall be limited to a height of not more than 3.5 feet above street level within the area required for minimum sight distances as specified in the Geometric Design Guide (AASHTO) for local roads and streets.
- f. Landscaping in parking areas may be required at site plan review for channelization and shall be considered in calculating the 5 percent landscaping requirement for parking areas.
- g. Boundary landscaping around the perimeter of parking areas shall be separated by a concrete curb or wall at least 6 inches higher than the parking area.
- h. All unpaved or undeveloped areas of an approved development which are not utilized for parking, access, or storage, shall be landscaped utilizing ground cover, shrub and tree materials, and/or dry landscape materials. This shall include undeveloped pad sites.
- i. All areas included within a future development phase shall be trimmed and maintained in accordance with the City's soil, erosion and blowing dust ordinances.

7. Lighting. Electrical reflectors, spotlights, floodlights and other sources of illumination may be used for buildings, landscaping, signs, parking and loading areas, provided they are equipped to concentrate the illumination upon the building, landscaping, signs, parking and loading areas, and prevent any bright, direct illumination upon adjacent residential areas or any public right-of-way. No unshielded lights, reflectors, or spotlights shall be so located that they are shining towards or are directly visible from frequently traveled public rights-of-way.

8. Screening of Storage, Trash and Mechanical Equipment. Standards are as listed in "The Little Cottonwood Project Design and Development Standards" as adopted by Sandy City.

9. Signage.

- a. Signs are subject to the provisions of the Sandy City on-premise and off-premise sign regulations as found in the Signage and Outdoor Advertising Chapter.
- c. No signs or sign supports shall be permitted on any required screening.

- E. **Additional Development Standards.** In addition to the Development Standards as listed above, all developments within the CC Sub-District shall comply with the standards as contained in "The Little Cottonwood Project Design and Development Standards" as adopted by Sandy City.
- F. **Development Phasing.** Phasing of development is allowed, however, no development within this sub-district shall be given final site plan approval until a final engineering plan and streetscape plan are approved for the extension of Highland Drive from 9400 South to 9800 South. Furthermore, no portion of any development shall be occupied until required street improvements for Highland Drive have been completed.

15A-19-6BPUD (15) and (6) - Planned Unit Development Sub-Districts

- A. **Purpose.** The purpose of the PUD Planned Unit Development Sub-District is to provide an area for alternative types of housing from those generally found in the surrounding neighborhood. More specifically, the intent is to provide an area for higher density housing characterized by up-scale, high quality developments with abundant amenities, to serve those citizens who may no longer feel the need or have the desire to maintain a large lot, single-family home.
- B. **Location and Size of Sub-District.** Generally, The PUD Sub-District is located toward the southwest portion of the Magna Development property, on either side of the Highland Drive right-of-way. This Sub-District is not defined by acreage, but by the natural boundaries imposed by the adjoining CC and R(3.75) Sub-Districts of this development, Highland Drive, and the Alta Canyon Recreation Center (See Exhibit "A" of "The Little Cottonwood Project Design and Development Standards"). For all intents and purposes, the PUD Sub-District, as divided by Highland Drive, is considered as having two separate and distinct areas; including, but not limited to, the calculation of any density and bonuses related thereto, and the submission and request for site plan and all other approvals.
- C. **Permitted Uses.**
1. Dwelling, Single-Family
 2. Dwelling, Multiple-Unit
 3. Dwelling, Planned Group
 4. Dwelling, Residential Facility for Elderly Persons (non-business)
 5. Dwelling, Residential Facility for the Handicapped
 6. Home Occupation Category I
- D. **Conditional Uses.**
1. Commercial uses of an accessory nature which are shown to be compatible and necessary for the development project.
 2. Day Care, Group
 3. Model Home
 4. Religious or Cultural Activity
 5. Alcoholic Beverage Class E
 6. Home Occupation Category II
- E. **Density Allowances.**

3. A base density of 15 dwelling units per gross acre is permitted for that portion of the PUD sub-district located on the west side of Highland Drive. However, upon site plan review and approval by the Planning Commission, if the amenities required under sub-section "G" below are provided, as confirmed at Site Plan review, an allowable density of up to 22 units per acre over the entire western portion of the PUD Sub-District (refer to "Incentive Bonuses") is permitted. Since clustering of units is allowed and encouraged, unit density on any portion of the site may exceed 22 units per acre so long as the average density for the entire western portion of the PUD Sub-District does not exceed 22 units per acre.
- a. Incentive Bonuses. The following are desirable amenities or design option, the provisions of which may be exchanged for bonus concessions on development requirements as provided below:

(1)	<u>Design Options</u>	<u>Bonus Allowed</u>
(a)	Provision of at least 10 percent increase in common open space.	Additional 5 percent higher density for each 10 percent.
(b)	Creation of significant recreation facilities.	Up to 5 percent higher density.
(c)	Placement of all required parking within the principal structures.	Up to 20 percent higher density.
(d)	Exterior material 75 percent brick/stone.	Up to 10 percent higher density.
(e)	The separation of pedestrian, vehicular and bicycle traffic.	Up to 5 percent higher density.
(f)	Exterior property brick fenced or appropriately landscaped or bermed.	Up to 5 percent higher density.

Density bonuses shall be derived from the base zoning.

4. A maximum density of 6 dwelling units per gross acre is permitted for that portion of the PUD sub-district located on the east side of Highland Drive. Since clustering of units is allowed and encouraged, unit density on any portion of the site may exceed 6 units per acre so long as the average density for the entire portion of the PUD Sub-District does not exceed 6 units per acre.
- F. **Development Standards.** All development shall be subject to the provisions listed below, as well as "The Little Cottonwood Project Design and Development Standards" as adopted by Sandy City. In addition, the Planning Commission shall require such arrangements of structures, open spaces, landscaping, buffering, and access within the site development plan as reasonably necessary.
1. **Setbacks.** Specific yard, setback, and/or lot size requirements shall be determined by the Commission at the time of Site Plan Review. However, in no case shall the setback of any portion of any main building be located closer than 30 feet to any outside boundary of the development or to any public right-of-way; except that any main building within the western

PUD shall have a minimum 50 foot setback from any abutting single-family residential district.

2. Height of Buildings. No building shall exceed a height of 2 1/2 stories or 35 feet.
3. Minimum Dwelling Size.
 - a. Western PUD - Mix of dwelling unit sizes to be approved by the Planning Commission.
 - b. Eastern PUD - R-1-8 Standards.
4. Open Space.
 - a. Open space shall be provided and shall not cover less than 50 percent of the net site area (site area less public street right-of-ways). The required open space shall be land areas that are not occupied by buildings, structures, parking area, streets or alleys. Said open space shall be devoted to landscaping, patios, recreational areas, and preservation of natural features.
 - b. At least 50 percent of the required open space shall be designated for use as public and/or common open space (recreational, park, or environmental amenity). Private open space (that provided for each dwelling unit for personal use) shall be located immediately adjacent to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of that dwelling unit. Unless otherwise approved by the Commission, landscaped roof areas or decks attached to individual units may not be calculated as part of the required public or common open space.
5. Streets and Street Access.
 - a. The design of public and private streets within a PUD shall follow Sandy City standards for width of right-of-way and construction (minimum road width of 27 feet with a 52-foot right-of-way). Existing City standards of design and construction (such as relocating sidewalks) may be modified if it is deemed appropriate by the Planning Commission.
 - b. Minor streets within the PUD shall not be connected to local residential streets outside the development. Emergency access, in the form of a crash gate, may be required at site plan review.
 - c. Access to any development shall comply with acceptable traffic engineering standards. Points of primary vehicular access to the development shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian and bicycle traffic.
 - d. The interior street system of a PUD project shall be dedicated to the City as a utility easement. All private streets shall be conveyed to a private association, where one exists, as established in the Planned Unit Development District Section of the Residential Development Standards Chapter.
 - e. Adequate emergency vehicle access shall be provided as specified by applicable codes.

6. **Required Parking.** Parking spaces shall be provided as required in the Parking, Access, and Circulation Requirements Chapter, except as follows for Multiple-family units:
 - a. One-bedroom unit:
1.5 parking spaces per unit.
 - b. Two-bedroom unit:
1.8 parking spaces per unit.
 - c. Three or more bedroom unit:
2.0 parking spaces per unit, plus 1/2 space for each bedroom over three.
 - d. Guest Parking Spaces:
0.2 parking spaces per unit for the first one-hundred units;
0.1 parking spaces per unit for additional units.
 - e. Recreational Vehicle Storage shall be provided in a secured on-site location. Such site shall be screened either through structures or landscaping, from single-family areas bordering the SD District.
 7. **Pedestrian and Bicycle Paths.** Where appropriate, the internal circulation system shall provide pedestrian and bicycle paths that are physically separated from vehicular traffic to serve residential, non-residential, and recreation facilities in or adjacent to the development. The paths must be designed in conjunction with any adjoining recreational trail and in consideration of any pedestrian and/or bicycle overpasses, underpasses or of any traffic signalization.
 8. **Landscaping on Right-of-Way.**
 - a. Where a PUD is adjacent to a public right-of-way, a permanent open space of at least 20 feet in width shall be required along the property line(s). This area shall be kept free of all structures, except fencing, and shall be permanently maintained in street trees and other landscaping.
 - b. All parking areas, covered or open, shall have a minimum 5 foot landscaped buffer adjacent to any public right-of-way.
 9. **Privacy.** Each PUD shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walls, barriers, landscaping, and sound-reducing construction techniques shall be used as appropriate for the aesthetic enhancement of property and the privacy of its occupants; the screening of objectionable views or uses; and, the reduction of noise.
 10. **Security.** The development shall be designed to support security services, taking into account public safety recommendations from the Sandy City Police Department.
 11. **Signage.** The size, location, design, and nature of signs, if any, shall be located and constructed according to the standards and requirements outlined in the Signage and Outdoor Advertising Chapter.
- G. **Required Amenities.** Successful multifamily housing close to single-family neighborhoods requires good planning, visually appealing design, and a buffer of landscaping and open space to define the

different land uses. Therefore, and because of the purpose envisioned by the creation of the SD Magna/2000 East SD District, certain amenities normally allowed under the Density Allowances Section are required of any development within the PUD Sub-District. The required amenities of this Chapter are as follows:

1. For All Development:

- a. Quality exterior materials including brick, stone, synthetic stucco, prefinished panel, or other materials of similar quality, durability, and low maintenance as accepted by the Planning Commission at the time of Site Plan Review.
- b. Exterior fencing shall be architecturally designed brick or block fences, wrought iron fences, or structural sound wood fences, and/or additional landscape buffers, with the width and landscaping specifications as determined by the Planning Commission at the time of Site Plan Review.
- c. Project entrance features as specified by "The Little Cottonwood Project Design and Development Standards."
- d. Suitable street lighting with coordinated light fixtures that are architecturally compatible with the development as contained in "The Little Cottonwood Project Design and Development Standards."
- e. Specific design with regard to project identity signage, street signs, home addressing, etc. as contained in "The Little Cottonwood Project Design and Development Standards."

2. For Apartment Developments:

- a. A minimum of one parking stall per unit shall be covered or enclosed.
- b. Quality interior provisions including such amenities as fireplace, vaulted ceilings, and in-unit washer/dryer, as determined by the Planning Commission.
- c. The project shall be designed with significant recreation features such as a clubhouse, a swimming pool, and tennis courts.
- d. The project shall be designed with significant site amenities such as a water feature and extensive high quality landscaping throughout the project.
- e. Pedestrian, bicycle and/or recreational trails shall be a part of any development.

H. **Non-Residential Uses.** Non- Residential Uses shall be subject to the requirements of the Planned Unit Development District Section of the Residential Development Standards Chapter.

I. **Maintenance of Common Facilities.** Maintenance of Common Facilities shall be subject to the requirements as listed in the Planned Unit Development District Section of the Residential Development Standards Chapter.

J. **Planned Unit Development Review Process.** The review process for any development within this zoning sub-district shall be as contained in the Planned Unit Development District Section of the Residential Development Standards Chapter.

K. **Additional Requirements.** In order to further mitigate the impact of the PUD Sub-district on the residential zone to the west, the following additional requirements shall apply to a tract approximately 100 feet in width extending south from the southern border of the Commercial Sub-district for 750 feet:

1. **Average Density.** Construction within the tract shall not exceed an average of twelve (12) units per acre.
2. **Height of Buildings.** No building within the tract shall exceed a height of two stories or twenty-seven (27) feet.
3. **Setbacks.** In no case shall the setback of any building within the tract be less than thirty (30) feet from the adjoining residential zone. Furthermore, no parking areas shall be allowed in any setback within the tract abutting the adjoining residential zone.
4. **Minimum Dwelling Size.** The minimum dwelling size in the tract shall comply with the regular R-1-8 Standard.
5. **Enclosed Parking.** Each unit within the tract shall have access to an attached, enclosed garage.

15A-19-06C SD R(4.25) - Single-Family Residential Sub-District

A. **Purpose.** The purpose of the SD R(4.25) Single-Family Residential Sub-District is to provide a residential area within the SD Magna/2000 East District which is compatible with the surrounding neighborhood. This Sub-District is characterized by medium sized, high quality, single-family dwellings in a typical neighborhood setting, but on lots which are somewhat larger than those found in the adjacent neighborhood (see exhibit "H" of the Little Cottonwood Project Design and Development Standards).

B. Uses Allowed

1. Permitted Uses.

- a. Agriculture.
2. Dwelling, Single Family
3. Home Occupation
4. Home Occupation Category I

2. Conditional Uses.

- a. Accessory Apartments
- b. Dwelling, Planned Group
- c. Dwelling, Residential Facility for Elderly Persons
- d. Dwelling, Residential Facility for the Handicapped
- e. Model Home
- f. Public Utility Station
- g. Recreation, Outdoor
- h. Religious, Cultural Activity
- i. Alcoholic Beverage Class E

j. Home Occupation Category II

- C. **Density Requirement.** The density of the development shall not exceed 4.25 dwelling units per acre (gross density).

D. **Development Standards**

1. **Lot and Yard Requirements.**

- a. **Lot Size.** An area of not less than 8,000 square feet shall be provided and maintained for each dwelling and uses accessory thereto. In addition, average lot size of the entire development shall not be less than 9,000 square feet.
- b. **Frontage.** The minimum width of any lot for a dwelling shall be 70 feet, measured 30 feet from the front property line, with a minimum average lot width of 75 feet for the entire development.
- c. **Front Yard Requirements.**
 - (1) All buildings shall be set back 30 feet from the front property line. Where lots front on cul-de-sacs or elbows, the front setback may be smaller provided that no dwelling is closer than 20 feet from the front property line. Lots having an overall slope in excess of 10 percent may, notwithstanding other provisions of this Code to the contrary, be developed with a front setback of at least 20 feet. Garages, or the garage portion of the main structure, may extend to a setback line of 25 feet (but not beyond the setback line where 20 foot setbacks are allowed).
 - (2) On corner lots, the front setback shall be a minimum of twenty-five (25) and twenty (20) feet respectively, regardless of which way the home faces.
- d. **Side Yard Requirements.** All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 8 feet.
- e. **Rear Yard Requirements.** All dwelling structures and other main buildings shall be set back from the rear property line a distance of at least 20 feet, or on irregular lots, an average of 20 feet, provided that no portion of the building is closer than 10 feet to the property line, or a 30 percent slope limitation.
- f. **Accessory Buildings and Uses** regulated as per R-1-9 standards.

- 2. **Size of Buildings.** All dwellings shall be comprised of a minimum size of 1200 square feet. Two-story dwellings shall have a minimum size of 1500 square feet. All dwellings shall be provided with at least a double-space garage.
- 3. **Height of Buildings.** No building shall be higher than 30 feet.
- 4. **Pedestrian Access.** Pedestrian access to the adjacent open space area shall be provided through a minimum 10 foot wide corridor between a street and the open space, at a location(s) determined by the Planning Commission at the time of Site Plan approval.

15A-19-06D SD R(3.75) - Single-Family Residential Sub-district

A. **Purpose.** The purpose of the SD R(3.75) Single-family Residential Sub-District is to provide a residential area within the SD Magna/2000 East District which is compatible with the surrounding neighborhood, but which provides an up-scale alternative to the single-family housing commonly found in the area. Generally, this Sub-District contains somewhat larger lot sizes than the surrounding neighborhood, and consists of large, high quality, single-family dwellings in a mini-neighborhood setting with such features as limited access, and special landscape and streetscape treatments (see exhibit "I" of the Little Cottonwood Project Design and Development Standards).

B. **Uses Allowed**

1. **Permitted Uses.**

- a. Agriculture.
- b. Dwelling, Single Family
- c. Home Occupation
- d. Home Occupation Category I

2. **Conditional Uses.**

- a. Dwelling, Planned Group
- b. Dwelling, Residential Facility for Elderly Persons
- c. Dwelling, Residential Facility for the Handicapped
- d. Model Home
- e. Public Utility Station
- f. Recreation, Outdoor
- g. Religious, Cultural Activity
- h. Alcoholic Beverage Class E
- i. Home Occupation Category II

3. **Supplemental Uses.** All supplemental uses shall be subject to the provisions of the Development Code, except that the square footage and location for Extended Living Areas is amended as follows:

- a. The total square footage used as an Extended Living Area may not exceed either 30 percent of the main dwelling's total floor area, or a total of 1200 square feet.
- b. The location of the Extended Living Area may be in a building which is separate from the main dwelling. In such case, location requirements are the same as those for an accessory building.

C. **Density Requirement.** The density of the development shall not exceed 3.75 dwelling units per acre (gross density).

D. **Development Standards**

1. **Lot and Yard Requirements.**

- a. **Lot Size.** An area of not less than 8,000 square feet shall be provided and maintained for each dwelling and uses accessory thereto. In addition, average lot size of the entire

development shall not be less than 10,000 square feet.

- b. **Frontage.** The minimum width of any lot for a dwelling shall be 75 feet, measured 30 feet from the front property line.
 - c. **Front Yard Requirements.**
 - (1) All buildings shall be set back 25 feet from the front property line. Where lots front on cul-de-sacs, elbows, or for those lots which are located along the northern ridge line, the front setback may be smaller provided that no dwelling is closer than 20 feet from the front property line. Garages, or the garage portion of the main structure, may extend to a setback line of 20 feet.
 - (2) On corner lots, the front setback shall be a minimum of twenty-five (25) and twenty (20) feet respectively, regardless of which way the home faces.
 - d. **Side Yard Requirements.** All dwelling structures and other main buildings shall be set back from each side property line a minimum distance of 8 feet.
 - e. **Rear Yard Requirements.**
 - (1) All dwelling structures and other main buildings shall be set back from the rear property line a distance of at least 25 feet, or on irregular lots, an average of 25 feet, provided that no portion of the building is closer than 10 feet to the property line.
 - (2) Location of a dwelling structure shall not be within an average of 20 feet (no point being closer than 10 feet) of a continuous hillside slope (upslope or downslope) of 30% or greater. See "The Little Cottonwood Design and Development Standards" for specifics of grading and slope treatments.
 - f. **Accessory Buildings and Uses** regulated as per R-1-12 standards.
- 2. **Size of Buildings.** All dwellings shall be comprised of a minimum size of 1400 square feet. Two-story dwellings shall have a minimum size of 1750 square feet. All dwellings shall be provided with at least a double-space garage.
 - 3. **Height of Buildings.** No building shall exceed a height of 35 feet.
 - 4. **Special Design Standards.** All development within the SD R(3.75) Sub-District shall follow "The Little Cottonwood Project Design and Development Standards" as adopted by Sandy City.

15A-19-07 SD(H) - Hospital - 9400 S. 1300 E. & 1380 E. 9400 S.

- A. **Purpose.** The SD(H) zone is established to provide an area for a hospital and related uses such as medical offices and other health service or related facilities.

B. Uses Allowed

- 1. **Permitted Uses.**

- a. Hospital
 - b. Medical and health services offices
 - c. Business and professional offices
 - d. Convalescent Center
2. Conditional Use.
 - a. Public Facilities
- C. **Development Standards.** Planning Commission review is required according to standards outlined in the Development Review Process and Special Development (SD) District. The following standards are to be considered as applying specifically to development in an SD(H) District in addition to general standards provided in Development, Site and Subdivision Standards, and Landscaping Standards.
 1. Area Requirements. One acre
 2. Frontage Requirements. One hundred feet.
 3. Building Height Requirements. Not to exceed 100 feet for the main hospital building, and not to exceed 35 feet for any other building, except that any other building may exceed a height of 35 feet but no more than 100 feet, when it can be found by the Planning Commission that the additional height is not obtrusive to surrounding areas.
 4. Sign Standards. All signs shall comply with Signage and Outdoor Advertising Chapter of the Sandy City Development Code.
 5. Parking Standards. Parking shall comply with off-street parking standards contained in the Sandy City Development Code.

15A-19-08 SD(R-1-8) - 11800 South 1000 East

- A. **Purpose.** The intent in establishing the SD (R-1-8) zone is to provide a residential environment within the city which is characterized by uncrowded buildings, well kept lawns, trees and other landscaping, a minimum of vehicular and pedestrian traffic and quiet residential conditions favorable for family life.
- B. **Uses Allowed**
 1. Permitted Uses.
 - a. Agriculture
 - b. Churches
 - c. Fences, walls and hedges as specified in the R-1-8 zone of the Sandy City Land Development Code
 - d. Parks
 - e. Playgrounds
 - f. Single family dwellings and accessory buildings
 - g. Schools
 - h. Other community facilities in harmony with the intent of the R-1-8 zone.
 - i. Home Occupation Category I

2. Conditional Uses.

- a. Dwelling, Residential Facility for Elderly Persons
- b. Dwelling, Residential Facility for the Handicapped
- c. Home Occupation Category II

C. Development Standards

- 1. Area Requirements. A lot of not less than eight thousand (8,000) square feet shall be provided and maintained for each dwelling and uses accessory thereto. The 22 lots along the eastern edge of this property shall have a ten thousand (10,000) square foot minimum.
- 2. Frontage Requirements. The minimum width of any building lot for a dwelling shall be seventy-five (75) feet measured at a distance of thirty (30) feet back from the front lot line.
- 3. Building Height Requirements. No building shall be erected to a height greater than thirty-five (35) feet, and no building shall be erected to a height less than ten (10) feet or one story above grade. Where the ground level or top of the building is uneven or varies in height, average elevation thereof shall apply.
- 4. Side Setback Requirements. All dwellings and other main buildings shall be set back from the side property line a distance of at least eight (8) feet.
- 5. Rear Setback Requirements. All dwellings and other main buildings shall be set back from the rear property line at least twenty (20) feet on interior lots, and fifteen (15) on corner lots. On irregular lots, the minimum setback can be an average provided that no portion of the building is no closer than ten (10) feet to the property line.
- 6. Size of Building. All dwellings shall comprise at least one thousand two hundred (1,200) square feet of gross livable area and must provide a minimum double space garage. Two story and bi-level structures shall have a minimum of 1500 square feet on the main level, provide a minimum double space garage.
- 7. Other Requirements.
 - a. All dwellings shall have 55 percent brick on the front side of the structures.
 - b. There shall be a minimum of 10 different house plans used in this development.

15A-19-09 Residential District SD(R-1-10) (HEGESSEY) - 9200 S. 2750 E.

- A. Purpose. The Residential SD(R-1-10) District is established to provide a residential environment within Sandy City that is characterized by low densities, large homes, a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life.

B. Uses Allowed

- 1. Permitted Uses.
 - a. Agriculture, not including the keeping of farm animals
 - b. Dwelling, Single Family

- c. Home Occupation
- d. Home Occupation Category I

2. **Conditional Uses.**

- 1. Accessory Apartments,
- 2. Bed and Breakfast Facility,
- 3. Cemetery, Columbarium, Crematory, Mausoleum
- 4. Day Care, Group
- 5. Dwelling, Earth Sheltered,
- 6. Dwelling, Group Planned
- 7. Dwelling, Residential Facility for Elderly Persons
- 8. Dwelling, Residential Facility for the Handicapped
- 9. Model Home
- 10. Planned Unit Development
- 11. Public Service
- 12. Public Utility Station
- 13. Recreation, Outdoor
- 14. Religious, Cultural Activity
- 15. School, Private or Quasi-Public
- 16. School, Public
- 17. Building Lots that do not have frontage on a public street
- 18. Home Occupation Category II

C. **Development Standards**

1. **Lot and Yard Regulations**

- a. Lot Size. An area of not less than 9,000 square feet shall be provided and maintained for each dwelling, with average lot size being at least 10,500 square feet, and uses accessory thereto.
- b. Frontage. The minimum width of any lot for a dwelling shall be 80 feet, measured 30 feet back from the front property line.
- c. Front Yard Requirements. All building shall be set back 30 feet from the front property line. Where lots front on cul-de-sacs or elbows, the front setback may be smaller provided that no dwelling is closer than 20 feet from the front property line. Lots having an overall slope in excess of 10 percent may, notwithstanding other provisions of this Code to the contrary, be developed with a front setback of at least 20 feet. Garages and carports, or the garage portion where the garage is part of the main structure, may extend beyond the main structure to a setback line of 25 feet (but not beyond the setback line where 20 foot setbacks are allowed.)
- d. Side Yard Requirements. All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 8 feet and the total distance of the two side setbacks shall be at least 18 feet.
- e. Rear Yard Requirements. All dwelling structures and other main buildings shall be set back from the rear property line a distance of at least 20 feet, or on irregular lots, an average of 20 feet, provided that no portion of the building is closer than 10 feet to the property line.

For platted lots located directly adjacent to the Deer Creek Underground Aqueduct, the rear yard setback shall be at least twenty [20] feet, or on irregular lots, an average of twenty [20] feet, provided that no portion of the building is closer than ten [10] feet to the property line. Prior to the issuance of any building permit for a single family dwelling upon these properties, a vinyl fence shall be installed along the rear property line. No encroachment of any kind into the viaduct property shall be permitted. (Ord 12-14, Amended 5-15-12)

- f. **Corner Lots.** On corner lots, the front setback shall be a minimum of thirty (30) and twenty (20) feet respectively, regardless of which way the home faces.
- g. **Accessory Buildings and Uses** regulated as per R-1-10 standards.
- 2. **Size of Buildings.** All dwellings shall be comprised of at least 1300 square feet for ramblers and 1625 square feet for two-story. All dwellings shall be provided with a double or triple car garage.
- 3. **Height of Buildings.** All buildings in an SD(R-1-10) shall be no higher than 30 feet. A dwelling structure less than 10 feet in height above finished grade may be allowed only if it qualifies as an earth-sheltered dwelling.
- 4. **Planned Unit Development (PUD's).** PUD's in an SD(R-1-10) District may be allowed up to a maximum of 4 dwelling units per gross acre.
- 5. **R.V. Parking.** R.V.'s shall not be allowed in side yard setbacks of less than 10 feet.
- 6. **Front Yard Landscaping.** Home-owners shall complete front yard landscaping within one year of final occupancy.
- 7. **Hillside Dedication.** Designated hillside areas shall be dedicated to the City for continuation of the linear hillside park and associated trail system.

15A-19-10 SD(Harada) - 7575 S. Union Park Avenue

- A. **Purpose.** The purpose of this zone is to provide an area of professional and business offices, non-retail services, restaurants, and other uses not including merchandising, warehousing, and manufacturing, with business hours consistent with those of contiguous property. Developments shall have architecture that is compatible with residential uses. All site plans for proposed development shall be reviewed and approved by the Planning Commission.

B. Uses Allowed

- 1. **Permitted Uses.**
 - a. Business and Financial Services
 - b. Medical and Health Care Services
 - c. Mortuary, Funeral Home
 - d. Research Park
 - e. Accessory uses associated with an approved use
- 2. **Conditional Uses.**

- a. Alcohol beverage Class B License
- b. Bed and Breakfast Facility
- c. Day Care, Group
- d. Mixed Use, Residential and Office Use
- e. Nursing Home
- f. Plant Nursery
- g. Public Service
- h. Public Utility Station
- i. Recreation, Indoor
- j. Residential Facility for Handicapped
- k. Residential Facility for Elderly
- l. Hotel/Motel
- m. Restaurant (sit-down only)
- n. Compatible, low traffic generating retail uses, as determined by the Planning Commission
- o. Retirement Home
- p. School, Commercial
- q. School, Private or Quasi-Public
- r. Social or Reception Center
- s. Alcoholic Beverage Package Agency (type 4, as defined by the Utah Department of Alcoholic Beverage Control)
- t. Alcoholic Beverage Class D License
- u. Restaurant, Drive-Up Window (east of Union Park Avenue Only)
- v. Assisted Living Facility, both limited and large capacity. (Ord. 10-22, Amended 7-12-2010)

C. **Development Standards.** Planning Commission review is required according to standards outline in the Site Plan Review Chapter. The following standards are to be considered as applying specifically to development in this zone in addition to general standards provided in the Commercial/Industrial Development Standards Chapter.

1. **Building Height.** Buildings shall be erected to a height no greater than 35 feet from average grade, except for the following. With the anticipated uses of this property, structures oriented towards Union Park Avenue may exceed 35 feet in height, as may be approved by the Planning Commission.
2. **Setback requirements.** All buildings shall be set back at least 30 feet from all property lines, except that the Planning Commission may allow 20 foot setback along Union Park Drive where there is landscaping between the structure and the street. Uses may be developed conjointly at the side yards with shared party walls. If buildings are not joined, there shall be at least a 10 foot setback from each side and a 30 foot rear setback. Side yards and rear yards shall be developed and landscaped as described in the Landscaping Standards Chapter.
3. **Architecture and Signs.** Development shall have an overall architectural and signage theme, and shall be so designed to enhance residential compatibility.
4. **Landscaping.** Development shall be appropriately landscaped with ground covers, trees, and shrubs, with special attention given to the preservation of existing vegetation and hillside areas. Landscape berms and heavy tree cover is encouraged, particularly as a replacement for fences and walls.
5. **Access.** Development shall have appropriate access based upon the type of uses approved, as may be recommended and approved by the Traffic Engineer and Planning Commission. Mixing

of traffic with the adjacent neighborhood should be controlled through the use of limited secondary access or emergency access.

6. **Site Plan Review.** All site plans shall be reviewed by the Planning Commission. In addition to the typical site plan submittals, the following shall also be submitted for review by the commission: traffic study and a market analysis based upon the type of land uses proposed, overall grading plan, and overall landscape plan with particular attention given to the "backside" slope of the development and along the residential interface.

15A-19-11 SD (1300 East PO) - 9050 S. 1300 E.

- A. **Purpose.** The SD (1300 East PO) zone is established to provide an area for professional and business offices with limited height and other development standards compatible with those of contiguous properties. Developments adjacent to residential areas shall have a residential look to enhance compatibility.

- B. **Uses Allowed.**

1. **Permitted Uses.**
 - a. Residential Facility for Elderly Persons
 - b. Residential Facility for the Handicapped
2. **Conditional Uses.**
 - a. Art Gallery
 - b. Artist's Studio
 - c. Bed and Breakfast Facility
 - d. Business and Financial Services
 - e. Day Care, Group
 - f. Medical and Health Care Offices
 - g. Mortuary, Funeral Home
 - h. Nursing Care Facility
 - i. Plant Nursery
 - j. Public Utility Station
 - k. Religious or Cultural Activity
 - l. Sculpture Park

- C. **Development Standards.** The following standards are to be considered as applying specifically to development in the SD (1300 East PO) Zone in addition to general standards provided in the Commercial/Industrial Development Standards Chapter. Where conflict may be found to exist, the provisions of this zone district shall prevail.

1. **Planning Commission Review.** Review of all preliminary and final site plans in the SD (1300 East PO) Zone is required by the Planning Commission according to the standards outlined in the Site Plan Review Chapter. A traffic study shall be submitted before Planning Commission review, as may be required by the Transportation Engineer.
2. **Building Setbacks.**

- a. Front Yard. All buildings shall be setback at least 30 feet from all front property lines.
 - b. Side Yard.
 - (1) There shall be at least a 10-foot setback from each side property line.
 - (2) Where non-residential uses abut residential uses outside this zoning district, non-residential buildings shall be set back at least 30 feet from the property line and the side yard shall be developed and landscaped as described in the Commercial/Industrial Development Standards Chapter.
 - c. Rear Yard.
 - (1) There shall be at least a 30 foot rear setback.
 - (2) Where non-residential uses abut residential uses outside this zoning district, non-residential buildings shall be set back at least thirty (30) feet from the property line and the rear yard shall be developed and landscaped as described in the Commercial/Industrial Development Standards section of this Chapter.
 3. **Building Height.** Buildings that abut non-residential uses shall be erected to a height no greater than two stories. Buildings that abut residential uses outside this zoning district shall be erected to a height no greater than one story. In no case shall a single story building height exceed twenty-one (21) feet, nor a two story building exceed thirty (30) feet, measured from grade to the peak of the roof. Buildings may be required to be different heights to enhance visual quality and to increase residential compatibility.
 4. **Landscaping.** All developments shall follow the landscape requirements of the Landscaping Chapter Standards, except that a minimum of fifteen (15) feet of landscaping shall be placed between parking areas and side and rear property lines, and minimum setback areas between buildings and side and rear property lines shall also be landscaped.
 5. **Lighting.** Reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, signs, parking and loading areas, provided they are equipped with proper devices concentrating the illumination upon the above, and preventing any bright, direct illumination upon adjacent property or any public right-of-way.
 6. **Residential Compatibility.** Developments adjacent to residential districts shall have a residential look to enhance compatibility with the adjacent neighborhood. Building materials shall be reviewed for compatibility with adjoining residential properties, and shall include extensive building elevations of brick or stone.
- D. **Extended Hours.** Any non-residential use within 100 feet of a residential use where such use desires to operate **after 8:00 pm and before 7:00 am** of the following day shall require a separate Conditional Use Permit for extended hours.

15A-19-12 SD (JHS)(MILLER) - Historic Jordan High School District - 9400 S. State Street

- A. **Purpose.** The SD(JHS)(MILLER) - Historic Jordan High School District is established to stimulate economic development by allowing for a diversity of land uses that are accessible to regional transportation facilities and developed within a "Planned Commercial Center." This district is

intended to stimulate creative development and site design for highway commercial uses.

- B. **Substantial Construction.** In the event that no substantial construction of the planned commercial center is underway after two [2] years from the date of approval of the SD(JHS)(MILLER) District designation, the Community Development Director may recommend to the Planning Commission that the designation revert to the previous zone designation.
- C. **Uses Allowed.** A Planned Commercial Center is allowed as a conditional use, and all uses in the SD(JHS)(MILLER) Zone are conditional uses. Upon completion of Conditional Use Permit review, the Planning Commission may also approve a list of businesses consistent with the land uses listed within this section. This list of businesses will not require further review by the Planning Commission, but must comply with the original terms of the Planned Commercial Center conditional use permit.

Regardless of the size and ownership of individual parcels, a development plan must be submitted showing both existing and reasonable projected development on adjoining properties, determined through consultation with adjoining property owners. The intent of the above is to effectuate the end result of an overall planned development with appropriate cross-easements, consistent site standards, etc., even though properties may be individually owned.

For those land uses not listed, the use shall not be permitted.

1. **Land Use Category**

- a. Alcoholic Beverage Entertainment
- b. Alcoholic Beverage Class A License
- c. Alcoholic Beverage Class B License
- d. Alcoholic Beverage Private Club as Ancillary Use to Principal Licensed Business Only
- e. Arcade Entertainment
- f. Business or Financial Services
- g. Commercial Retail Sales and Services
- h. Commercial, Parking Garage
- i. Day Care, Group
- j. Medical and Health Care Offices
- k. Mixed Use, Residential and Office Use
- l. Mixed Use Commercial/Residential Development
- m. Motel, Hotel
- n. Park and Ride Facilities
- o. Public Service
- p. Recreation Center
- q. Recreation, Indoor
- r. Recreation, Outdoor
- s. Research Park
- t. Restaurant
- u. Religious or Cultural Activity
- v. School, Commercial
- w. School, Commercial (Low-Impact)
- x. School, Private or Quasi-Public
- y. Social or Reception Center
- z. Street Vendors

aa. Theater

D. **Development Standards.** The following standards are to be considered as applying specifically to development in the SD(JHS)(MILLER) District in addition to general standards provided in the Commercial/Industrial Development Standards Chapter.

1. **"Planned Commercial Centers".** Regardless of the size and ownership of individual parcels, a "Planned Commercial Center" master development site plan must be submitted to the Planning Staff for review and approval by the Planning Commission. The Plan must show both existing and reasonable projected development on adjoining properties, determined through consultation with adjoining owners.
 - a. The intent of the above is to achieve a consistent overall planned development with consistent site standards when the project area is completely built out. Standards that will be applied to "Planned Commercial Centers" are located in the Commercial/Industrial Development Standards Chapter, except as amended in this Section.
 - b. Expansion of existing shopping center projects not previously having a "Planned Commercial Center" approval shall require Planning Commission approval at the time of expansion unless it is determined unnecessary through consultation with the Community Development Director and the Planning Commission.
 - c. Remnant parcels left from old developments or rebuilds of existing parcels or pads within existing center developments are required to make reasonable compliance with Planned Commercial Center standards through consultation with the Community Development Director and the Planning Commission.
2. **Lot Size.** Lots shall be of sufficient size to assure compliance with all building setbacks and off-street parking requirements.
3. **Building Setbacks.**
 - a. **Front Yard.** All buildings shall be set back an average of thirty [30] feet from State Street. Buildings located within one hundred fifty [150] feet from the corner of State Street and 9400 South Street as measured along the frontage of each street shall be set back a minimum of fifty [50] feet from the front property line.
 - b. **Side Yard.** Uses may be developed conjointly at the side yards with shared party-walls.
 - (1) If buildings are not joined, there shall be at least a 10 foot setback from each side property line, and side yards shall be properly developed, as specified in the Commercial/Industrial Development Standards Chapter.
 - (2) Buildings, including parking structures, shall be set back a minimum of twenty [20] feet from the property line along 9400 South, 8370 South and 150 East.
 - c. **Rear Yard.**
 - (1) All buildings shall be set back at least 20 feet from rear property lines.

- (2) Where buildings or uses abut a residential district (excepting recognizable holding zones for future commercial development), buildings shall be set back at least 30 feet from the property line, and the rear yard shall be developed and landscaped as established in the Commercial/Industrial Development Standards Chapter.
4. Building Height.
 - a. Buildings may be built to a maximum height of ten [10] stories, except within 250 feet of an R-1 Residential District, where the maximum height shall be sixty-five [65] feet.
5. Green Space. The Overall Development shall incorporate a minimum of twenty-two percent [22%] coverage of greenspace, which is green landscaping, trees, shrubs, fountains, brick pavers, etc.
6. Traffic Study. Developer shall be required to complete a comprehensive traffic study prior to site plan review.
7. Parking Structures. While not required, it is strongly encouraged to incorporate parking structure within the overall development plan.
8. All building exteriors shall be constructed of brick or similar material. All building materials shall be of the highest commercial quality.
9. Residential Boundary Buffer. There shall be installed an appropriate buffer, including landscaping, between the commercial development and all residential district boundaries. Said buffering design and materials shall be determined by the Planning Commission during Site Plan Review. (Ord 12-24, Amended 6-18-2012)

15A-19-13 SD(PO-Alvey) - 10707 & 10685 South 1300 East

- A. **Purpose.** The SD (PO-Alvey) zone is established to provide an area for professional and business offices with business hours consistent with those of contiguous property. Developments adjacent to residential areas shall have a residential look to enhance compatibility. Developments adjacent to commercial zones shall act to buffer less dense residential development or districts.

B. **Uses Allowed**

1. Permitted Uses.
 - a. Business and Financial Services
 - b. Medical and Health Care Offices
2. Conditional Uses.
 - a. Day Care, Group
 - b. Public Utility Station

- C. **Development Standards.** The following standards are to be considered as applying specifically to development in a PO zone in addition to general standards provided in the Commercial/Industrial Development Standards section of this Code.
1. **Planning Commission Review.** Review of all site plans in the SD(PO-Alvey) Zone is required by the Planning Commission according to the standards outlines in the Site Plan Review section of this Code.
 2. **Building Setbacks.**
 - a. **Front Yard.** All buildings shall be setback at least 30 feet from all front property lines.
 - b. **Side Yard.**
 - (1) Uses may be developed conjointly at the side yards with shared party-walls.
 - (2) If buildings are not joined, there shall be at least a 10-foot setback from each side.
 - (3) Where non-residential districts abut residential uses or districts (excepting recognizable holding zones for future commercial development), non-residential buildings shall be set back at least 30 feet from the property line and the side yard shall be developed and landscaped as described in the Commercial/Industrial Development Standards Chapter of this Development Code.
 - c. **Rear Yard.**
 - (1) There shall be at least a 30 foot rear setback.
 - (2) Where buildings or uses abut a residential district (excepting recognizable holding zones for future commercial development), buildings shall be set back at least 30 feet from the rear property line and the rear yard shall be developed and landscaped as described in the Commercial/Industrial Development Standards Chapter.
 3. **Building Height.** Buildings shall be erected to a height no greater than 35 feet from average grade, 20 feet from grade for structures within 100 feet from residential zones.
- D. **Residential Compatibility.** Developments adjacent to residential districts shall have a residential look to enhance compatibility with the adjacent neighborhood.

15A-19-14 SD-CC - Timberline - 9400 S. 900 E.

- A. **Purpose.** The SD-CC- Timberline District allows for retail businesses and related uses to be grouped together into a well-planned and designed community commercial center. The Community Center District is available to commercial developments of a scale and location to serve an area of one or more of Sandy Planning Communities and/or areas that may extend beyond Sandy City.
- B. **Prerequisites for District Designation.** For a parcel to qualify for CC District designation, it shall comply with the following:

1. A parcel shall be at least 20 acres in land area. Parcels may be added to an existing CC District. Development in an added parcel shall be planned to become integrated with the existing community center, and to comply with all applicable development standards.
 2. A CC District shall be located on an arterial or major collector street, preferably at an intersection of such streets.
 3. An applicant for CC District designation shall have completed the pre-application conference for site plan review.
 4. An applicant for CC District or substantial expansion of an existing CC District shall submit to the Director of Community Development a fiscal impact analysis of the proposed center. The analysis shall be prepared by a person or organization that is professionally qualified to perform fiscal impact analysis.
 5. In the event that no substantial construction of the community center is underway after one year from the date of approval of the CC District designation, the Community Development Director may recommend to the City Council that the designation revert to the previous zone designation. In the event that the CC designation is the initial zoning, the parcel shall be merged with an abutting district.
- C. **Uses Allowed.** A Commercial Center, Community is allowed as a conditional use. Upon completion of site plan review and issuance of the Conditional Use Permit.

1. **Permitted Uses**

- a. Animal Kennel, Veterinary Offices
- b. Arcade
- c. Athletic, Tennis, or Health Club
- d. Automotive Self-Service Station
- e. Automotive Service Station
- f. Business or Financial Services
- g. Commercial Retail Sales and Services
- h. Commercial School
- i. Medical and Health Care Offices
- j. Public Service
- k. Recreation Center
- l. Recreation, Indoor
- m. Religious or Cultural Activity
- n. Restaurant
- o. Restaurant, Drive-In
- p. Theater, Concert Hall
- q. Alcoholic Beverage Class A
- r. Alcoholic Beverage Class B
- s. Alcoholic Beverage Class D

2. **Conditional Uses:**

- a. Commercial Parking Garage
- b. Industry, Light

- c. Motel/Hotel
- d. Any permitted use that is not integrated with the Planned Center or which occupies a separate lot or its own street frontage.
- e. Alcoholic Beverage Class E
- f. Alcoholic Beverage Entertainment

D. **Development Standards.** Developments in a CC District shall comply with the requirements set forth in Section the Commercial/Industrial Chapter with the following exceptions:

1. **Building Height.** No building shall exceed the height of a plane intersecting a line 35 feet above the finished grade of any property line at the normal 30 foot building setback line perpendicular from said boundary and rising at not more than a 50% slope above the horizontal plane from said line. The maximum height shall not exceed 45 feet.

15A-19-15 SD(The Gardens) - 1650 E. Dimple Dell Road

A. **Purpose** The Special Development District - Professional Office "The Gardens" (SD(The Gardens)) zone is established to provide an area for a reception center, professional and business offices, non-retail services (except as they may relate to weddings or similar reception activities), and other similar uses. Developments adjacent to residential or open space areas shall have a residential look to enhance compatibility with the natural environment. Developments adjacent to commercial zones shall act to buffer less dense residential development or open space districts.

B. **Uses Allowed.** For those land uses not listed, the use shall not be permitted.

1. **Permitted Uses.**

- a. Ancillary Commercial as part of a mixed use building
- b. Bed and Breakfast Facility
- c. Social or Reception Center

2. **Conditional Uses.**

- a. Ancillary Commercial as a stand alone use
- b. Bed and Breakfast Inn (motel)
- c. Business and Financial Services
- d. Day Care, Group
- e. Medical and Health Care Offices
- f. Public Services
- g. Public Utility Station
- h. Recreation Center
- i. Recreation, Outdoor
- j. Religious or Cultural Activity
- k. Restaurant
- l. School, Private or Quasi Public

C. **Development Standards** The following standards are to be considered as applying specifically to development in the SD(The Gardens) zone in addition to general standards provided in the Commercial/Industrial Development Standards Chapter.

1. Planning Commission Review. Review of all site plans in the SD(The Gardens) Zone is required by the Planning Commission according to the standards outlines in the Site Plan Review Chapter.
2. Building Setbacks.
 - a. Front Yard. All buildings shall be setback at least 30 feet from all front property lines.
 - b. Side Yard.
 - (1) Uses may be developed conjointly at the side yards with shared party-walls.
 - (2) If buildings are not joined, there shall be at least a 10-foot setback from each side.
 - (3) Where non-residential districts abut residential uses or districts (excepting recognizable holding zones for future commercial development), non-residential buildings shall be set back at least 30 feet from the property line and the side yard shall be developed and landscaped as described in the Commercial/Industrial Development Standards Chapter.
 - c. Rear Yard.
 - (1) There shall be at least a 30 foot rear setback.
 - (2) Where buildings or uses abut a residential district (excepting recognizable holding zones for future commercial development), buildings shall be set back at least 30 feet from the rear property line and the rear yard shall be developed and landscaped as described in the Commercial/Industrial Development Standards Chapter.
3. Building Height. At the minimum setback line, building height shall not exceed twenty [20] feet, as measured from average grade to mid-point of the roof. Upon special approval of the Planning Commission, actual building height may exceed the height limitation if required building setbacks (front, side, and rear) are increased by a ratio of one [1] foot of height for every two [2] feet of additional setback. The height may be increased up to a maximum of forty-five [45] feet at the mid-point of the roof line. If special approval is requested, the Planning Commission shall require compliance with all five [5] of the following items during their review:
 - a. Open Space. The increase in height creates additional usable open space that would otherwise not be available if additional height is not granted.
 - b. Landscaping. Additional landscape elements (either hardscape or greenscape) soften the appearance of the building and provide additional buffer areas adjacent to a residential district.
 - c. Aesthetics. The proposed building design and architecture are distinctive, unique and compatible with the immediate surroundings (both man-made and natural).
 - d. Impact on Residential Areas. The proposed building height provides for a lessened impact on adjacent residential districts (i.e., varied building setback, unique roof line, residential appearance, etc).
 - e. Gathering Place/Plaza. The increased height creates a unique people place that will create

local interest. Such places might include a fountain, a pedestrian plaza, picnic area, usable landscaping, etc.

4. Ancillary Retail Commercial Uses at the following ratio:

- a. No more than 50% of a Mixed-use building.
- b. No more than 10% of a primary use for a stand alone project.

5. Residential Compatibility. Developments adjacent to residential districts shall have a residential look to enhance compatibility with the adjacent neighborhood. This is especially true in this area, due to the proximity of Dimple Dell Park to the property. All new buildings shall be constructed with an "old world" look, utilizing materials such as brick, stone and limited stucco. The color of the stucco shall be of muted earth tones, compatible with the natural surrounding environment. Clear or colored glass shall not comprise more than seventy-five percent [75%] of any one wall.

The roofing material shall be of an "old world" architectural design and appearance, and shall utilize a combination of tiles and asphalt shingles with a heavy shingle appearance. NO WOOD SHINGLES OR OTHER COMBUSTIBLE MATERIAL IS PERMITTED AS A ROOFING MATERIAL. The minimum slope of visible roof sections as seen from ground elevation within twenty-five feet [25'] of the facility shall be in excess of 6:12 slope. Flat roofs, or slightly sloped roofs may be incorporated into the design if they are behind the sloping tile/shingle roof facade.

6. Landscaping. The landscaping of this area must be a combination of the naturally surrounding vegetation and traditional landscape plants and hardscape materials that will enhance the ambiance of the development. All areas within ten feet [10'] of the Dimple Dell Regional Park boundary shall retain where possible all existing healthy trees. Other similar native species may be planted within this buffer area to enhance the natural barrier between the Regional Park and all development which may occur on this property.

7. Fencing. A non-opaque fence up to seven feet [7] in height may be installed between the development and the Dimple Dell Regional Park.

15A-19-16 SD-R-1-10 - Thomas - 2760 E. 9725 S.

A. Purpose. The Residential (SD R-1-10) District is established to provide a residential environment within Sandy City that is characterized by moderate densities, moderately large single family homes, a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life.

B. Uses Allowed

1. Permitted Uses.

- a. Agriculture (which does not include the keeping of farm animals).
- b. Dwelling, Single Family
- c. Home Occupation
- d. Home Occupation Category I

2. Conditional Uses.

- a. Accessory Apartments
- b. Cemetery, Columbarium, Crematory, Mausoleum
- c. Day Care, Group
- d. Dwelling, Earth Sheltered
- e. Dwelling Group, Planned
- f. Dwelling, Residential Facility for Elderly Persons
- g. Dwelling, Residential Facility for the Handicapped
- h. Planned Unit Development
- i. Public Service
- j. Public Utility Station
- k. Recreation, Outdoor
- l. Religious, Cultural Activity
- m. School, Private or Quasi-Public
- n. School, Public
- o. Zero Lot Line Development (Detached only)
- p. Alcoholic Beverage Class E
- q. Home Occupation Category II

C. Development Standards

1. Lot and Yard Regulations

- a. Lot Size. An area of not less than 10,000 square feet shall be provided and maintained for each dwelling and uses accessory thereto.
- b. Frontage. The minimum width of any lot for a dwelling shall be 85 feet measured 30 feet from the front property line.
- c. Front Yard Requirements. All buildings shall be set back 30 feet from the front property line. Where lots front on cul-de-sacs or elbows, the front setback may be smaller provided that no dwelling is closer than 20 feet from the front property line. Lots having an overall slope in excess of 10 percent may, notwithstanding other provisions of this Code to the contrary, be developed with a front setback of at least 20 feet. Garage and carports, or the garage portion where the garage is part of the main structure, may extend beyond the main structure to a setback line of 25 feet (but not beyond the setback line where 20 foot setbacks are allowed).
- d. Side Yard Requirements. All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 8 feet, and the total distance of the two side setbacks shall be at least 20 feet. Side setback requirements for approved zero lot line developments shall be 0 and at least 20 feet (between dwelling structures).
- e. Rear Yard Requirements. All dwelling structures and other main buildings shall be set back from the rear property line a distance of at least 20 feet, or on irregular lots, an average of 20 feet, provided that no portion of the building is closer than 10 feet to the property line. (Ord 12-14, Amended 5-15-12)
- f. Corner Lots. On corner lots, the front setback shall be a minimum of thirty (30) and twenty (20) feet respectively, regardless of which way the home faces.
- g. Accessory Buildings and Uses regulated as per for R-1-10 standards.

2. Size of Buildings. All dwellings shall be comprised of the minimum square footage indicated in the table in R-1-10 Standards. All dwellings shall provide at least a double space garage.
3. Height of Buildings. All buildings in an R-1-10 District shall be no higher than 35 feet. A dwelling structure less than 10 feet in height above finished grade may be allowed only if it qualifies as an earth-sheltered dwelling.
4. Planned Unit Developments (PUDs). PUDs in an R-1-10 District shall be allowed a maximum of 4 dwelling units per gross acre.

15A-19-17 SD(Carnation) - 10600 S. 1000 E.

- A. **Purpose.** The SD(Carnation) zone is established to provide an area for convenience commercial retail services and professional and business offices with development standards compatible with those of contiguous properties.

B. **Uses Allowed**

1. Permitted And Conditional Uses. Permitted or Conditional Uses shall follow the use list for the CvC zone, as listed the Commercial Land Use Matrix, with the following exceptions:
 - a. All alcoholic beverage related land uses shall be Not Permitted within this District with the exception of Class A Licenses.
 - b. All automotive-related land uses, including repair, oil change, gasoline dispensing, rental and other service activities shall be Not Permitted within this District.

- C. **Development Standards.** The following standards shall apply specifically to development in the SD(Carnation) Zone. Where a specific standard is not mentioned, the development requirements of the CvC zone district shall apply in addition to general standards provided in the Commercial/Industrial Development Standards Chapter. Where conflict may be found to exist, the provisions of this zone district shall prevail.

1. Planning Commission Review. Review of all preliminary and final site plan in the SD(Carnation) Zone is required by the Planning Commission according to the standards outlined in the Site Plan Review section of this Development Code. A traffic study shall be submitted before Planning Commission review, as may be required by the Transportation Engineer.
2. Building Setbacks.
 - a. From all Streets. All buildings shall be setback at least thirty feet [30'] from the 10600 South Street right-of-way line. All buildings shall be setback at least fifteen feet [15'] from the 1000 East realignment right-of-way line.
 - b. Interior Yard. There shall be at least a 10-foot setback from each interior property line.
3. Landscaping. The minimum depth of landscaping along the 10600 South street frontage and adjacent to all drive access point for the Dimple Dell Recreation Center Drive Access roads shall be ten feet [10']. Landscaping along the 1000 East Realignment shall be at least fifteen [15'].

15A-19-18 Special District Mixed Use - SD-X - Ski Connect - 9200 S. 1000 E.

- A. **Purpose.** The purpose of the Special District mixed use SD-X Ski Connect is to provide for master-planned mixed use development to act as a cohesive development combining retail, commercial, higher density residential, office and public uses as specified below, under a master plan and standards which encourage integration of uses and appropriate transition to abutting zones.
- B. **Master Development Plan** ("MDP"). Development of any uses must be proceeded by an MDP which shows the following:
1. A reasonable modification of terrain from that required for mining uses to grades appropriate to other uses permitted within the SD-X Zone. Such plan should include an overall site and elevation analysis, grading profiles, revegetation plans, and an analysis of buffering necessary to appropriately transition between the property and neighboring residential areas.
 2. Proposed land uses, residential densities, locations of open space, their acreage and integrations, and internal traffic circulation. Circulation plans shall include combined access points and shared easements between properties.
 3. A general landscaping theme including common roadway berming and other landscaping integrations.
 4. Pedestrian Access and Trails Plan, as outlined in Section 6 below.
 5. The master plan shall also include a conceptual layout showing the mix of office, retail commercial and residential uses proposed to be included on the site.

Any such plan must be approved by the Planning Commission prior to development.

C. **Uses Allowed**

Matrix Explanation. The matrix below lists all permitted uses within the SD(X) zone. The letters "P", "C", or "N" shall mean "Permitted", "Conditional", or "Not Permitted" respectively. For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for business located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan). (Ord 10-26, Amended 7-30-2010)

Land Use Category	SD(X)	Land Use Category	SD(X)
Accessory Apartments	C	Arcade	N
Accessory Structure (unless otherwise specified)	C	Athletic, Tennis, Health Club	C
Accessory Residential Use (unless otherwise specified)	N	Assembly, High Tech	N
Agriculture	N	Assisted Living Facility - Limited Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	C

Alcoholic Beverage Entertainment	N	Assisted Living Facility - Large Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	C
Alcoholic Beverage Class A License	P	Auto, Truck, RV, Equipment Sales & Rental	N
Alcoholic Beverage Class B License	P	Auto, Truck, RV, Equipment Storage	N
Alcoholic Beverage Class D License	C	Automotive Dealerships (new cars and light trucks) Sales and Service Agencies	N
Alcoholic Beverage Class E License	C	Automotive Dealerships (used cars and light trucks)	N
Alcoholic Beverage Package Agency	N	Automotive Rental and Leasing Agencies	N
Alcoholic Beverage Private Club	N	Automotive Service (Lube and Oil)	C
Alcoholic Beverage State Liquor Store	N	Automotive Parts Sales	P
Alzheimer's Facility	C	Automotive Service and Repair - Major	N
Ambulatory Surgical Facility	N	Automotive Service and Repair - Minor	C
Ancillary Commercial as part of a mixed use building	C	Automotive Self-Service Station	C
Ancillary Commercial as a stand alone use	C	Automotive Service Station	C
Animal Hospital, Veterinary Office	P	Bed and Breakfast Facility	C
Animal Kennel, Commercial	N	Birthing Center	N

Land Use Category	SD(X)	Land Use Category	SD(X)
Boarding House	N	End Stage Renal Disease Facility	N
Botanical and zoological gardens	N	Equestrian Facilities	N
Building Lots that do not have Frontage on a Public Street	C	Equipment Sales and Services	N
Athletic, Tennis, Health Club	C	Extended Living Areas	P
Business or Financial Services	P	Exposition/Convention Center	N
Car Wash and Detailing Shops	C	Forests	N
Cemetery, Columbarium, Crematory, Mausoleum	N	Fraternity or Sorority House	N
Commercial Center, Regional	P	Historic Preservation and monument sites	C
Commercial Repair Services	P	Homeless Shelter	N
Commercial, Convenience Store	C	Home Health Agency	N
Commercial Retail Sales and Services	P	Home Occupation, Category I	P
Commercial, Heavy	N	Home Occupation Category II	C
Commercial, Parking Garage	P	Hospice	N
Commercial, Specialty	P	Hospital	N
Commercial uses of a complimentary nature which are shown to be compatible and necessary for the development project.	N	Hotel, Motel	C
Community Correctional Facility	N	Industry, Light	N
Conference and Convention Facilities	N	Industry, Medium	N
Conservation areas including but not limited	N	Jail	N

to wilderness areas, watershed areas, wildlife refuges, wetlands, and any lands under the Jordan River Parkway Authority			
Convenience Sales and Services	P	Juvenile Detention Facility	N
Correctional Facility	N	Juvenile Secure Facility	N
Comprehensive Mental Health Treatment	N	Laboratories, Development and Testing	N
Congregate Care Facility	N	Library	C
Crematory, Embalming Facility	N	Manufactured Homes	N
Dance Hall, Discotheque	N	Medical and Health Care Offices	P
Day Care, Group	C	Mixed Use, Residential and Office Use	C
Dwelling, Multiple Unit - Transitional Care Development	N	Mixed Use Commercial/Residential Development	C
Dwelling, Duplex	C	Mobile Homes	N
Dwelling, Earth Sheltered	C	Model Home	C
Dwelling, Group Planned	C	Mobile Home Park	N
Dwelling, Multiple Unit	C	Mortuary, Funeral Home	N
Dwelling, Single Family	P	Multi-Family, 8 U/A	N
Educational Facility with Housing	N	Nursing Care Facility	N

Land Use Category	SD (X)	Land Use Category	SD (X)
Nursing Home, Convalescent Home, and Rest Home (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	C	Research Park	N
Office, Administrative, Corporate, and General	P	Residential Facility for Elderly Persons (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	C
Open air theaters and meeting places	C	Residential Facility for Persons with a Disability (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N
Open Space in Sensitive Area Overlay Zone	C	Residential Lease, Short Term	N
Park and Ride Facilities	P	Residential Health Care Facility, Residential Care Facility	N
Park and Ride Facilities on Arterial Streets	P	Restaurant	P
Parks	C	Restaurant, Drive-up Window	C
Pawn Shop	N	School, Commercial	C
Permanent Make-Up	N	School, Commercial (Low-Impact)	C
Planned Unit Development	C	School, Private or Quasi-Public	C
Plant Nursery	C	School, Public	C
Playgrounds	C	Sheltered Workshop	P
Prison	N	Small Health Care Facility	P/C
Protective Housing Facility	N	Social Detoxification Facility	N
Prototype Production Facilities	N	Social or Reception Center	C

Public and private parks and recreation areas including but not limited to playgrounds, athletic fields, golf courses, country clubs, tennis courts, and swimming pools.	C	Storage (Mini-Storage) Facilities	N
Public Service	C	Street Vendors	C
Public Utility Station	C	Tattoo Parlor	N
Publicly dedicated open space	C	Trade or Vocational School	P
Reception Center	C	Transitional Care Development	N
Recreation Center	C	Transitional Housing Facility (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N
Recreation, Indoor	C	Twin Home	C
Recreation, Outdoor	C	Theater	C
Recreational Vehicle Park	N	Warehouse, Wholesale	N
Recyclable Materials Collection/Drop-Off Facility	N	Veterinary Hospital, Small Animal	C
Rehabilitation/Treatment Facility	N	Zero Lot Line Development (Detached Only)	C
Religious or Cultural Activity	C	Zero Lot Line Development	C
Research, Business and Scientific	C		

D. **Development Standards.** All uses must be developed according to the following standards:

1. **Lot size.** No minimum is specified, however, lots shall be of sufficient size to assure compliance with all building setback and off-street parking requirements as determined appropriate by the design of the project and approved by the Planning Commission.
2. **Building Setback.** All buildings shall be set back at least ten [10'] feet from a public right-of-way or private road. Uses may be developed conjointly at the side yards with shared party-walls. If buildings are not joined, there shall be at least a 10 foot setback from each side property line, and side yards shall be properly developed, as specified by the Landscape Standards Chapter. Where non-residential buildings or uses abut residential districts of uses, buildings shall be set back at least 30 feet from the property line, and the side yard shall be developed and landscaped as established in the Landscape Standards Chapter.
3. **Building Height.** No building shall exceed a height of forth-five [45] feet from finished grade to the peak of the roof line. An additional height bonus is allowed at a rate of one additional foot of height for each additional foot of setback (in excess of 30 feet) to a maximum height of 55 feet.
4. **Residential Uses.** Residential uses shall be developed in accordance with either the PUD Standards, the Multi-family Standards, or other residential standards in the Sandy City Development Code. Overall residential density shall not exceed 20 units per acre, however, dedicated green space and open space can be utilized in calculation of overall residential density.

5. Sign Regulations. All signage shall conform to the sign regulations as outlined in the Sandy City Development Code, Sign Regulations.
6. Master Plan. Regardless of the size and ownership of individual parcels, a pedestrian access and trails plan ("PATP") for the overall development must be submitted to the Planning staff for review and approval by the Planning Commission. The plan must show pedestrian access and trails in all phases of the development (including any phasing plans) and both existing and future access to development on adjoining properties, determined through consultation with city staff and adjoining property owners.
7. Large retail uses (big boxes) shall be limited to no more than two on the overall site unless otherwise approved by the Planning Commission.
8. Pedestrian Access
 - a. All buildings within the development shall be designed to be pedestrian friendly by way of connecting walkways.
 - b. Sites shall be designed to allow for safe pedestrian access from parking areas to the building, from building to building, from the building to adjacent developments and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.
 - c. Pedestrian access may be accomplished with raised planters and sidewalks with the planters being at least 5 feet in width and the sidewalk being at least six (6) feet in width. At least one sidewalk/planter connection between the building and perimeter street is required.
 - d. Pedestrian connections shall also be made, when feasible between developments, between buildings within a development, to any streets adjacent to the property and to any pedestrian facilities that connect with the property.
 - e. Walkways and connections to trail systems shall be incorporated into the project.
 - f. Pavers, borders, and other sidewalk design materials with compatible colors shall be used as needed in order to break up expanses of hard surfacing and to encourage pedestrian interest and activity.
 - g. Extensive use of crosswalks shall be incorporated within the project, at intersections, mid-blocks, within parking lots, or other needed pedestrian connections. Crosswalks shall be configured to be a design feature of the development, i.e. heavy painted lines, pavers, edges, and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian designs shall be used to shorten walking distances across open pavement. Planted medians shall be used in appropriate areas to encourage walking and act as a 'refuge' for crossing pedestrians.
9. Parking.
 - a. Developments will not be allowed to be 'over parked' without justification and

approval from the Planning Commission. Developments are encouraged to provide employees with access to multi-modal transit systems (i.e. eco passes, etc. for bus and light rail) in order to decrease the need for parking and transit trips to the development site.

- b. Developments may also be 'under-parked' if justified with a walkable design that demonstrates such.
 - c. The use of shared parking with adjacent sites is encouraged according to the Shared Parking provisions of the Sandy City Off-Street Parking Ordinance in order to reduce unnecessary parking areas and to encourage pedestrian activity.
10. Traffic Impact Mitigation. As each phase of the development is submitted for site plan review, the traffic impact study shall be updated, based upon the actual uses proposed and in accordance with the recommendations of the Sandy City Transportation Engineer.
11. General Standards.
- a. The development standards of the Commercial/Industrial Development Standards Chapter shall also apply to this zone.
 - b. The Sandy City Architectural Design Standards shall be applied to the design of this development.

15A-19-19 S.D.(R2.0) Residential District (Sunset Ridge Subdivision, Sodorborg, and Andrus properties - 3000 East 9200 South)

- A. Purpose. The S.D.(R2.0) Residential District is established to provide a residential environment within Sandy City that is characterized by low densities, large single family homes, a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life. Agriculture (which does not include the keeping of farm animals) is allowed; special provisions are included for the allowance of farm animals on an individual district basis by consent of property owners.

Numbers following the land uses refer to Definitions.

B. Uses Allowed

- 1. Permitted Uses.
 - a. Agriculture
 - b. Dwelling, Single Family
 - c. Home Occupation
 - d. Home Occupation Category I
- 2. Conditional Uses.
 - a. Accessory Apartments
 - b. Cemetery, Columbarium, Crematory, Mausoleum
 - c. Day Care, Group
 - d. Dwelling, Earth Sheltered
 - e. Dwelling Group, Planned

- f. Dwelling, Residential Facility for Elderly Persons
- g. Dwelling, Residential Facility for the Handicapped
- h. Planned Unit Development
- i. Public Service
- j. Public Utility Station
- k. Recreation, Outdoor
- l. Religious, Cultural Activity
- m. School, Private or Quasi-Public
- n. School, Public
- o. Zero Lot Line Development (Detached Only)
- p. Home Occupation Category II

C. Development Standards

1. Lot and Yard Regulations

- a. Density Requirement. Developments shall not have greater than two (2) dwelling units per gross acre.
- b. Lot Size. An area of not less than 10,000 square feet shall be provided and maintained for each dwelling and uses accessory thereto. In addition, average lot size of any development shall not be less than 15,000 square feet.
- c. Frontage. The minimum width of any lot for a dwelling shall be 85 feet measured 30 feet from the front property line.
- d. Front Yard Requirements. All buildings shall be set back 30 feet from the front property line. Where lots front on cul-de-sacs or elbows, the front setback may be smaller provided that no dwelling is closer than 20 feet from the front dwelling is closer than 20 feet from the front property line. Lots having an overall slope in excess of 10 percent may, notwithstanding other provisions of this Code to the contrary, be developed with a front setback of at least 20 feet. Garage and carports, or the garage portion where the garage is part of the main structure, may extend beyond the main structure to a setback line of 25 feet (but not beyond the setback line where 20 foot setbacks are allowed).
- e. Side Yard Requirements. All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 8 feet, and the total distance of the two side setbacks shall be at least 18 feet. Side setback requirements for approved zero lot line developments shall be 0 and at least 18 feet (between dwelling structures).
- f. Rear Yard Requirements. All dwelling structures and other main buildings shall be set back from the rear property line a distance of at least 30 feet, or on irregular lots, an average of 30 feet, provided that no portion of the building is closer than 10 feet to the property line.
- g. Corner Lots. On corner lots, the front setback shall be a minimum of thirty (30) and twenty (20) feet respectively, regardless of which way the home faces.
- h. Accessory Buildings and Uses regulated as per for R-1-20 standards.

- 2. Size of Buildings. All dwellings shall be comprised of a minimum size of 1400 square feet.

Two-story dwellings shall have a minimum size of 1750 square feet. All dwellings shall be provided with at least a double space garage.

3. Height of Buildings. Same as R-1-10 Zone
4. Planned Unit Developments (PUD's). PUD's in an S.D. (R2.0) Residential District shall be allowed a maximum of 2.5 dwelling units per gross acre. Refer to the Planned Unit Development District Section of the Residential Development Standards Chapter for development standards.

15A-19-20 S.D.(R2.3) Residential District (Granite Farm property - 3100 East 9500 South)

- A. Purpose. The S.D.(R2.3) Residential District is established to provide a residential environment within Sandy City that is characterized by low densities, large single family homes, a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life. Agriculture (which does not include the keeping of farm animals) is allowed; special provisions are included for the allowance of farm animals on an individual district basis by consent of property owners.

Numbers following the land uses refer to Definitions.

B. Uses Allowed

1. Permitted Uses.

- a. Agriculture
- b. Dwelling, Single Family
- c. Home Occupation
- d. Home Occupation Category I

2. Conditional Uses.

- a. Accessory Apartments
- b. Cemetery, Columbarium, Crematory, Mausoleum
- c. Day Care, Group
- d. Dwelling, Earth Sheltered
- e. Dwelling Group, Planned
- f. Dwelling, Residential Facility for Elderly Persons
- g. Dwelling, Residential Facility for the Handicapped
- h. Planned Unit Development
- i. Public Service
- j. Public Utility Station
- k. Recreation, Outdoor
- l. Religious, Cultural Activity
- m. School, Private or Quasi-Public
- n. School, Public
- o. Zero Lot Line Development (Detached Only)
- p. Home Occupation Category III,

C. Development Standards

1. Lot and Yard Regulations

- a. **Density Requirement.** Developments shall not have greater than 2.3 dwelling units per gross acre.
 - b. **Lot Size.** An area of not less than 10,000 square feet shall be provided and maintained for each dwelling and uses accessory thereto. In addition, average lot size of any development shall not be less than 15,000 square feet.
 - c. **Frontage.** The minimum width of any lot for a dwelling shall be 85 feet measured 30 feet from the front property line.
 - d. **Front Yard Requirements.** All buildings shall be set back 30 feet from the front property line. Where lots front on cul-de-sacs or elbows, the front setback may be smaller provided that no dwelling is closer than 20 feet from the front property line. Lots having an overall slope in excess of 10 percent may, notwithstanding other provisions of this Code to the contrary, be developed with a front setback of at least 20 feet. Garage and carports, or the garage portion where the garage is part of the main structure to a setback line of 25 feet (but not beyond the setback line where 20 foot setbacks are allowed).
 - e. **Side Yard Requirements.** All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 8 feet, and the total distance of the two side setbacks shall be at least 18 feet. Side setback requirements for approved zero lot line developments shall be 0 and at least 18 feet (between dwelling structures).
 - f. **Rear Yard Requirements.** All dwelling structures and other main buildings shall be set back from the rear property line a distance of at least 30 feet, or on irregular lots, an average of 30 feet, provided that no portion of the building is closer than 10 feet to the property line.
 - g. **Corner Lots.** On corner lots, the front setback shall be a minimum of thirty (30) and twenty (20) feet respectively, regardless of which way the home faces.
 - h. **Accessory Buildings and Uses** regulated as per for R-1-15 standards.
2. **Size of Buildings.** All dwellings shall be comprised of a minimum size of 1400 square feet. Two-story dwellings shall have a minimum size of 1750 square feet. All dwellings shall be provided with at least a double space garage.
 3. **Height of Buildings.** Same as R-1-10 Zone
 4. **Planned Unit Developments (PUD's).** PUD's in an S.D.(R2.3) Residential District shall be allowed a maximum of 2.5 dwelling units per gross acre. Refer to the Planned Unit Development District Section of the Residential Development Standards Chapter.

15A-19-21 SD(PO)(Union Heights) Professional Office District - 7700 S. 1300 E.

- A. **Purpose.** The SD(PO)(Union Heights) Professional Office zone is established to provide an area for professional and business offices, service and employment activities which locations and site improvements are built such that a desirable appearance is projected toward public streets and such that compatibility can be maintained with adjacent land uses. It is intended that development within this zone be a "walkable community", that is, that patrons to one location within the development can walk safely and serenely to other areas of the development to minimize unnecessary vehicle use.

This is achieved by the clustering of buildings, placement of plazas and other outdoor features, and so on.

B. **SD(PO)(Union Heights) Zone Sub-Districts.** The zone also establishes sub-districts within the SD(PO)(Union Heights) Zone which are described hereafter.

1. The "Professional Office Sub-District" (PO) is established as a sub-district within the SD(PO)(Union Heights) Zone to encourage high rise office building type development along the Union Park Avenue corridor. This district extends from the existing gas station development to the north end of the zone, and from the existing gas station development to the west end of the zone.
2. The "Convenience Commercial Sub-District" (CvC) is established as a sub-district within the SD(PO)(Union Heights) Zone to encourage small scale support commercial uses, such as a gas station, small retail shops, and perhaps a fast food restaurant. This district includes the existing gas station site, beginning at the North-west corner of the intersection of 7720 South and 1300 East approximately 220 feet north along 1300 East, and approximately 220 feet west along 7720 South.

C. **Uses Allowed.** Regardless of the size and ownership of individual parcels, a development plan must be submitted showing both existing and reasonable projected development on adjoining properties, determined through consultation with adjoining property owners. The intent of the above is to effectuate the end result of an overall planned development with appropriate cross-easements, consistent site standards, etc., even though properties may be individually owned.

The matrix below lists all permitted uses within the PO and CvC sub-districts of the SD(PO)(Union Heights) commercial zone. The letters "P", "C", or "N" shall mean "Permitted", "Conditional", or "Not Permitted" respectively.

Land Use	PO Sub- District	CvC Sub- District
Alcoholic Beverage Class A	N	P
Alcoholic Beverage Class B	C	C
Alcoholic Beverage Class D	N	C
Alcoholic Beverage Class E	C	C
Athletic, Tennis or Racquet Club	C	N
Automotive Self- Service Station	N	C

Automotive Service Station	N	C
Business or Financial Services	P	P
Commercial Retail Sales and Services - ground floor only	P	P
Commercial Retail Sales and Services - 2nd floor and above	C	N
Day Care, Group	C	N
Medical and Health Care Offices	P	N
Parking Structure	P	N
Restaurant	P	P
Restaurant with Drive-up Window	C	C
School, Commercial	C	N
Social or Reception Center	C	C
Theater	P	N

D. Development Standards. The following standards are to be considered as applying specifically to development in the SD(PO)(Union Heights) District in addition to general standards provided elsewhere in this Code.

1. **Building Height.** One building may be erected to a height no greater than eighty-eight [88] feet, as measured from original grade to highest occupied story including parapets at the building perimeter. Height measurement does not include required mechanical structures, such as an elevator penthouse or HVAC equipment. All other buildings shall be no taller than forty-five [45] feet in height as measured from existing grade at the center of the building to the top of perimeter parapet walls, except for theater and retail entrance features, which shall not exceed fifty-six [56] feet in height measured from the base of such features. A theater tower shall be permitted no to exceed ninety [90] feet in height measured from the base of the tower. Parking structures shall be located at least one-hundred [100] feet from a residential use and shall be limited to three levels not exceeding twenty-five [25] feet in height measured from existing grade at the center of the structure. A religious or cultural building/activity is not considered a residential use for the purposes of this SD Zoning District.
2. **Setback Requirements.** All structures, including parking structures, shall be set back at least 30 feet from all residential use property lines, at least 20 feet from all property lines adjoining public streets, and at least 10 feet from all other exterior property lines. A religious or cultural building/activity is not considered a residential use for the purposes of this SD Zoning District.

The gas station shall be deemed part of the development for the purposes of this section.

3. Landscaping. Landscaping guidelines are established to maintain the site qualities that exist in the High Point and Union Park areas and minimize alteration, removal, or degradation of landscaping that currently exists in the area.

All front yard landscaping (areas adjacent to a public right-of-way) shall have a minimum depth of fifteen [15] feet.

- a. No plans for any building, structure or other improvements shall be approved by the Planning Commission unless there shall also have been submitted separate landscape plans satisfactory to the Planning Commission.
- b. Landscaping in accordance with the plans submitted must be installed within 30 days following the occupancy of the site or as otherwise approved by the Planning Division as seasonal conditions may dictate.
- c. The land area not occupied by buildings, structures, hard surfacing, vehicular driveways or pedestrian walkways shall be kept in a weed-free condition or landscaped, as approved by the Planning Commission.
- d. The developer shall bond for such landscape improvements to ensure that installations are completed as submitted and approved. Performance assurance requirements for landscape improvements shall be the same as required by the City for street improvements.
- e. Plant Materials.
 - (1) 60% Medium trees and shrubs in a combination with deciduous trees with a caliper from 2 to 3 inches and evergreen trees with a height from 5 to 8 feet.
 - (2) 40% Small trees and shrubs in a combination with deciduous trees with a caliper of 1 1/2 to 2 inches and evergreen trees with a height of 4 feet.
 - (3) Where possible, a 50/50 mix of deciduous and evergreen tree species shall be used for on-site landscaping.
 - (4) Street trees with a minimum 2 inch caliper shall be installed along all public rights-of-way by the developer of the property. The species-type, location, and spacing of trees shall be as shown on the approved landscape plan, in compliance with designated streets within the City's Streetscape Plan. Spacing of trees along public rights-of-way may be modified to preserve vistas into the site as approved by the Planning Commission.
- f. Installation. It shall be the responsibility of the developer to grade, place topsoil, seed, sod, install sprinkler irrigation systems, and properly plant trees, shrubs, and other approved plant materials.
- g. Maintenance. It shall be the responsibility of the developer to properly maintain landscaped areas including watering, mowing, pruning, fertilizing, and the removal and replacement of dead plant materials in a timely manner. Pruning trees for "exposure" is prohibited.

- h. **Vegetation Removal.** Removed vegetation shall be replaced with equal or better quality plant materials. Trees that are necessarily removed shall be replaced with trees with comparable total caliper. Street trees that are necessarily removed shall be replaced with comparable individual caliper in compliance with the City's Streetscape Plan, unless otherwise approved by the Planning Division.

When utility connections or other disturbances are made to existing landscaped areas the existing landscaping must be replaced to its previous condition. Other modification of landscaped areas shall require approval by the Community Development Director.

4. **Grading And Drainage.** Drainage from any lot must follow current Sandy City requirements. Drainage shall not be allowed to flow upon adjoining lots unless an easement for such purpose has been granted by the owner of the lot upon which the water flows.

A site plan with grading, drainage, and clearing plans must be approved by the Planning Commission before any such activities may begin. Lot grading shall be kept to a minimum. Where possible, roads and development shall be designed for preservation of natural grade.

5. **Utilities.** All utility lines shall be underground in designated easements. No pipe, conduit, cable, line for water, gas, sewage, drainage, steam, electricity or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except for hoses, movable pipes used for irrigation or other purpose during construction.

- a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or other appropriate method.
- b. Each contractor and owner/developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility.
- c. Prior to construction, contact must be made with "Blue Stakes" to identify underground utility lines.

6. **Signage.**

- a. **General Signage.** Signing on the office building shall be limited to pan channel wall signs in compliance with Signage and Outdoor Advertising Chapter with a maximum of four [4] signs per facade on two building facades, with one of the signs being a building identification sign.
- b. **Low-profile (monument) signs.** Freestanding monument signs may be permitted with the following limitations: the sign shall have as the prominent feature the name of the building (i.e., "Union Heights", etc). The top two [2] feet of the sign is to be utilized to identify the name of the project. Because of this limitation on sign copy, the overall height of the sign may be increased to eight [8] feet, but if placed upon a landscape berm, may not exceed an overall height of eleven [11] feet above sidewalk grade. The sign shall not be located upon the public right-of-way. It may not extend into the required sign visibility triangle, unless otherwise approved by the City Transportation Engineer. The lettering font style for tenant identification shall be the same for all tenants. The materials for the sign (i.e., the base and decorative elements of the structure) are to be similar to that of the development.

7. Architectural Design and Materials. The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Requirements applicable to all buildings are stated below:

- a. All sides of buildings shall receive equal design consideration, particularly where exposed to vehicular traffic and adjacent properties.
- b. Basic materials shall be limited to no more than four types of materials per building and all buildings within the development shall possess a similar architectural theme. Preferred materials include, but are not necessarily limited to, architecturally treated pre-cast concrete, brick, stone, granite, ceramic tile, architectural metals and non-reflective glass, with limited amounts of stucco only.

Ground level finishes shall generally be the more durable materials such as stone, metals and glass while the upper floors may utilize stucco. Color, building materials, and architectural design may vary if approved by the Planning Commission as being compatible with surrounding development.

- c. Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls.
- d. In general, color of exterior building materials shall be composed of earth tones to encourage buildings to blend into the environment. They shall be limited to no more than four major colors per development. If glass surfaces are to be tinted, such tinted glass shall be considered as one of the colors allowed and shall conform to the color requirements included herein.
- e. Mechanical equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or on the roof. Screen materials shall be compatible with those of the building.
- f. Plans for the exterior modifications to any existing structures must be submitted to the Planning Commission for approval and must meet the same requirements as all other structures within the SD(PO)(Union Heights) Zone.

8. Buffers, Fences, And Walls. The intent in having special buffer, sound reducing fence, and wall requirements is to provide physical and visual protection between commercial and residential uses.

Landscape buffers are preferred over fences and walls where a separation is desirable. A visually open look should be encouraged between similar uses. Visual screening is often more important than a physical separation and the Planning Commission may, at its own option, require special treatment of such areas.

Buffer treatment may be required whenever a change occurs between residential and non-residential uses. Additional landscaping and screening may be required at the discretion of the Planning Commission within the setback which separates the uses. Fences or walls will be reviewed for their effectiveness in screening a view, and for their color and texture in relationship to building materials. In all cases, the minimum fencing between commercial uses and

adjacent residentially zoned property shall be an opaque, sound reducing fence, such as masonry block or brick.

The opaque fence shall be a minimum of six (6) feet in height but not more than eight (8) feet. A lower height fence may be required adjacent to a front property line for sight distance and traffic safety. Walls above 6 feet shall first be reviewed and approved by the Planning Commission during Site Plan Review.

Where differing uses are to be developed adjacent to existing residential areas, special consideration shall be made to protect the privacy of residents and requirements shall be the discretion of the Planning Commission. As a minimum, the negative effects of noise and artificial lighting shall be minimized to protect existing residents.

Service areas shall be properly screened. Outdoor lighting shall be designed to prevent exposure of light source to the view of residents. Facilities that require late night customers and activities shall be directed away from residential areas to reasonably prevent disruption of privacy. Building entrances and exits shall not face adjoining residential properties with no pedestrian circulation allowed within the 30 foot setback area between the residential and commercial uses.

9. Parking Areas. A parking structure shall be permitted within the zone. Parking areas shall be considered as structures since they present a three-dimensional appearance when occupied.
 - a. Location of parking shall be determined not only from its visual relationship to building and site, but also as it relates to safe convenient pedestrian and vehicular circulation patterns. The placing of building and parking elements on a site shall be evaluated by the Planning Commission on the basis of the following factors:
 - (1) Type of land use and structure.
 - (2) Building height and configuration.
 - (3) Relationship to other buildings both horizontally and vertically.
 - (4) Natural land features such as slopes and vegetation.
 - (5) Physical features such as controlled ingress and egress.
 - (6) Visibility from vehicular approaches and distant highways.
 - b. A minimum of 10 feet of landscaped screening consisting of mixed evergreen and deciduous trees shall surround the periphery of paved areas adjacent to buildings or property lines. The number of trees for this area shall be determined by a standard of 1 tree per every 200 square feet of landscaping required.
10. Outdoor Lighting. All street light fixtures shall be installed to prevent light glare from adversely affecting adjacent properties. Exterior wall mounted floodlights are expressly prohibited. For parking lot lighting, pole mounted fixtures are recommended. Lighting of all pedestrian pathways is recommended. Lighting of a building and site identification signs are permitted as allowed by the Signage and Outdoor Advertising Chapter.

Lighting will be judged as to how adequately it meets its intended purpose. Design and location of standards and fixtures shall be specified on the site development drawings. Intensities shall be controlled so that neighboring areas will not be adversely affected by glare or excessive direct light.

All public street lights shall be installed as required by the Street Lighting Policy. Decorative pole lights are encouraged in the internal retail “village streets” where they do not project into adjoining residential areas.

11. General Maintenance. An overall maintenance schedule shall be implemented by property owners in maintaining all buildings, landscaping, fences, walls, drives, parking lots (including surfacing & striping, signs, or other structures. The above shall be maintained in good and sufficient repair in a safe and aesthetically pleasing manner. Roads and pavements shall be kept true to line and grade and in good repair. Drainage ditches shall be kept clean and free of any obstacles.
12. Walkways, Courtyards, Plazas. Materials for walks, courtyards, and plazas shall be related to the materials of adjacent buildings and shall be a non-skid finish. Untreated areas composed of a mixture of water, cement, gravel, sand, lime and coloring that has been mixed in proper proportions and allowed to set and cure must have an anti-skid design or additional treatment. Design shall encourage comfortable and safe pedestrian use, including landscaping, seating areas, and lighting as appropriate.

15A-19-22 SD PO/R - Library - 10200 S. 1300 E.

- A. Purpose. The purpose of the zone is to provide an area for single family residential and another area for professional and business offices, non-retail services and other uses not including merchandising, warehousing, and manufacturing with business hours consistent with those of contiguous property. Developments adjacent to residential areas shall have a residential look to enhance compatibility. Developments adjacent to commercial zones shall act to buffer less dense residential developments or districts. Developments shall be reviewed by the Planning Commission as a part of site plan review.

B. Uses Allowed

1. Permitted Uses.

Area 1 Professional Office (Library)

- a. Library
- b. Business and Financial Offices
- c. Medical and Health Care Offices

Area 2 Residential (R-1-8, R-1-9, R5.7)

- a. Single Family Residential
- b. Home Occupation Category I

2. Conditional Uses.

- a. Day Care Group.
- b. Dwelling, Residential Facility for Elderly Persons.
- c. Dwelling, Residential Facility for the Handicapped .
- d. Nursing Care Facilities.
- e. Public Service.
- f. Religious or Cultural Activity.
- g. School, Private or Quasi-Public.
- h. School, Public.
- i. Home Occupation Category II

C. Development Standards.**1. Non-Residential**

- a. **Building Height.** Buildings shall be erected to a height no greater than 12 feet to the roof line (where the roof meets the wall) measured horizontally from the curb height along the west side of Petunia as it extends between Buttercup and Sego Lily extending west to a point 80 feet from the property line at 1300 East. Those buildings which abut 1300 East shall be erected to a height no greater than 12 feet to the roof line (where the roof meets the wall) measured from the curb height along the east side of 1300 East at the 30 foot setback. The overall height of a building abutting from the intersecting points at the 30 foot setback and 12 foot roof line height to the intersecting points at the 80 foot setback line from 1300 East and overall building height of 35 feet, as measured from the curb at 1300 East. (See diagram.)
- b. **Setback Requirements.** All buildings shall be set back at least 30 feet from all property lines. Uses may be developed conjoining at the side yards with shared party walls. If buildings are not joined, there shall be at least a 10-foot setback from each side and 30 foot rear setback. Where non-residential districts abut residential uses or districts, non-residential buildings shall be set back at least 30 feet from the property line and the side yard shall be developed and landscaped as described in the Commercial/Industrial Development Standards.
- c. **Building height for the SD Professional Office property** located directly east of the existing commercial development will conform to a 35-foot maximum ridge height and 12-foot roof line height measured from the Sego Lily curb height at the eastern edge of the property line where it meets Sego Lily.
- d. **Developments adjacent to residential districts** shall have a residential look to enhance compatibility.

2. Residential Standards.

- a. **Lot and Yard Regulations.** As per "Residential District R-1-9" for the area zoned R-1-9 and "Residential District R-1-8" for the area zoned R-1-8.
- b. **Size of Buildings.** All dwellings regardless of the underlying zoning shall comprise of the minimum square footage: One-story, 1300 square feet with a double garage required; two-story, 1625 square feet with a double garage required. On multi-level homes, the upper two levels shall equal 1300 square feet.
- c. **"(R5.7)" Subdistrict - special standards.** The "R5.7" residential subdistrict shall comply with the following development standards for all development:

Setbacks			
	Front	(to porch or other occupied space)	20 ft min to back of curb
	Front	(to garage)	18 ft min
	Side		5 ft min

	Rear		15 ft min (irregular lots may be averaged, provided no point is closer than 10')
Lot Width			
	Single Family		50 ft minimum at front setback line
	Twin Home		42 ft minimum at front setback line
Lot Size			
	Single Family		4,700 square feet
	Twin Home		3,950 square feet
Building Height Maximum			
	All Home Styles	Measured to the mid-point of the roof line	30 feet
Home Size Minimum			
	All Home Styles	Excluding the garage	1,400 square feet
Enclosed Parking Minimum			
	All Home Styles	Attached Garage Required	2-car garage, minimum dimensions of 20 ft x 20 ft
Placement of Units			
	Twin Homes	All Units shall be placed within 300 feet of Sego Lily Drive	The number of twin homes shall not exceed 20.
	Single Family	No limit on location of units - may be interspersed among the twin homes	No limit on the maximum of single family units.
Maximum Density			
	The maximum density shall not exceed 5.7 units per acre. The density calculation shall not include land dedicated or used for Sego Lily Drive. The Planning Commission is not required to approve 5.7 units per acre. They may approve up to that maximum limit. Actual number of units that are approved will be based upon the design and layout of the subdivision, amenities that may be required by the Planning Commission, required street system, existing easements for utilities, trails and slope protection.		

(Ord 10-26, Amended 7-30-2010)

D. Supplementary Regulations

1. All zoning designations and their acreages shall be developed as shown in Exhibit A. (The Master Plan for the site).
2. All proposed residential zoning shall show a proposed layout approved prior to the approval of

the overall zoning. The proposed layout or the lot yield shall be determined only after the proposal has been reviewed in accordance with the City's subdivision regulations.

3. A three-dimensional scale model topographically accurate must be submitted for approval prior to any project development and required site approval, not to include individual homes.
4. All zoning and use requirements in the specific zones will be developed and improved according to the requirements of the Sandy City Development Code including dedication and improvement of roadways.
5. All developments will proceed through Site Plan Review or Subdivision Review as required by City Ordinance.
6. The Alta Quadrant Community Council is to be notified by the Owner/Developer and Sandy City of any pending Site Plan Development at the time of the Pre-Application Conference for full Site Plan Review.
7. Developments adjacent to residential districts will have a residential look to be as compatible as possible with existing adjoining residential development. This residential treatment will be of similar building material, landscaping, height and other requirements that might be required by any site plan review process to provide the desired compatibility.
8. Prior to zoning being granted, the developer will submit proposed draft layouts of subdivisions for all proposed residential zoning districts to show that the property can be developed residentially. This does not constitute approval of the subdivision by the City which must be obtained by the submission of formal subdivision plats and processing them through the City's subdivision approval process at the appropriate time.
9. Lots directly abutting Buttercup Drive may be developed and built first. If only these lots are built upon, they shall not be considered a part of any phasing requiring further improvements to the entire site.
10. Improvements
 - a. All streets shall be developed to the City's standards including width, dedication of curb, gutter and sidewalk.
 - (1) Streets shall be developed and dedicated to the following widths.
 - (a) Sego Lily -- 80 feet.
 - (b) Petunia -- 60 feet.
 - (c) Buttercup -- 60 feet.
 - (d) 1300 East -- 106 feet.
 - (e) Any other streets necessary, and their widths shall be determined by the City's Traffic Engineer.
 - b. The developer shall complete improvements including: curb, gutter and sidewalk. Landscaping shall be placed along Buttercup between Peach Blossom and 1300 East. The completion of this street shall take place immediately upon zoning.
 - c. All new water hookups, lines and hydrants must comply with Fire and Water Department

pressure requirements.

- d. All perimeter work; i.e., landscaping, walkways, common areas and fencing, will be completed prior to any occupancy excluding the library which may be occupied prior to all perimeter work being completed.
- e. All public improvements shall be guaranteed for 24 months after installation and acceptance by the City by the posting of a bond acceptable to the City.
- f. All back-facing lots will include curb, gutter and sidewalk, fencing and street landscaping including irrigation (automatic sprinklers) and these areas will be placed in a Special Improvement District to maintain street landscaping, fencing, etc. Tree caliper will be 2" in size.
- g. The office development will be fully landscaped front, side and rear, with the parking lot dividers (planter area) a minimum of 5 feet wide to support shrubs, trees and grass. Tree caliper will be 2" in diameter with all shrubs of at least a five-gallon size. All landscaped areas will include automated sprinkler systems with sufficient coverage to supply 2" of water per square inch per week to all landscaped areas.
- h. All perimeter work, landscaping including automatic sprinkler systems, walkways, common areas and fencing will be completed prior to any occupancy of that particular phase of the development. A development phase will be defined as any development on a piece of property that has a common zone, boundaries such as a dedicated roadway and/or property lines encircling a piece of the property or as shown as a development phase on the rezoning plat.
- j. The Library property developer will be responsible for the finished street treatment; i.e., curb, gutter, and sidewalk along the south side of Buttercup between 1300 East and Petunia, as well as the Library frontage on both 1300 East and Petunia.
- k. The following streets will be developed on or before September 30, 1989 according to City standards regarding the road base, cut and fill, asphalt and gravel specifications to the following widths: Sego Lily- 60 feet, Petunia - 40 feet. Others shown on the zoning maps will be developed at the time of the development of that phase and will take place as required by the Sandy City Traffic Engineer.

The final development, curb, gutter, sidewalk and street lighting of Sego Lily and Petunia could take place in two phases. At the time of development of any of the residential property north of Sego Lily, the north side of Sego from the existing residential development through to 1300 East and the west side of Petunia from the Library property to Sego Lily will be completed. Should the south side of Sego Lily be developed before the north side, then curb, gutter, sidewalk and street lighting on the south side of Sego Lily will be completed from the existing residential development through to 1300 East. Whenever the Office property on the south side of Sego Lily is developed, the curb, gutter, sidewalk, street lighting and street landscaping of Sego Lily west to 1300 East will be completed.

11. Access

- a. In order to provide a very workable development between the Library and the Office zone to the south an open flow of traffic will be permitted with two 40-foot openings to be

provided between the adjoining parking lots. This open access will allow for a common complex design and sharing of landscaping, screening, common areas and shared parking for both the Library and Office Complex. The open park like atmosphere will enhance the desirability of the Office development by including the Library and all landscaping as part of the overall complex.

- b. There shall be no access between the office and vacant commercially zoned property on the southeast corner of this site.
- c. There shall be no access from 1300 East except for Sego Lily Drive and Buttercup Drive. There shall be no left turn permitted from 1300 East onto Buttercup Drive.
- d. There shall be access to the Library parking lot from the parking south of the Library site.
- e. There will be no access between the Professional Office zone and the presently vacant commercially zoned property on the southeast corner of this site. However, should the commercially zoned property be rezoned Professional Office or developed as a Professional Office complex, access between two similarly zoned properties would be permitted. Likewise, if a road were dedicated between Sego Lily and the Commercial property to the south then access could be accomplished by the dedication of this roadway.
- f. Dedicated access in the form of an 8-foot walkway will be provided to the LDS church from the street just west of Countrywood Drive. Dedication of the property and location on zoning plats is all that is expected from the landowner with all improvements and maintenance handled at the time of the residential development by the developer. Walkway will be included in the special improvement district created to take care of the back facing lot treatment for this residential development.

12. Fencing

- a. All rezoned residential property which abuts existing residentially zoned property will be separated from such property by 6-foot wall constructed of cedar or redwood fencing material to provide a treatment that will maintain a consistent wall or fence along the common property line. Where non-residentially property abuts residential property there will be a 6-foot masonry wall of approved building material of light earth tones.
- b. All back-facing lot fencing will be constructed similar to fencing facing treatment of the Summer Meadows development on the west side of Highland Drive on Newcastle. Fences being 6 feet high with brick pillars 2 feet square and a maximum of 64 feet apart capped with appropriate concrete cap. This fence treatment, curb, gutter, sidewalks, landscaping and sprinkler system will be completed prior to the occupancy of any of the residential property east of Petunia and north of Sego Lily.

15A-19-23 SD(R-2-A) Fluckiger - 1770 E. 11400 S.

A. **Purpose.** The Residential SD(R-2-A) District is established to provide a residential environment within Sandy City that is characterized by low densities, large single family homes, a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life. Agriculture, including the keeping of farm animals, is allowed

B. Uses Allowed

1. Permitted Uses.

- a. Agriculture
- b. Dwelling, Single Family
- c. Extended Living Areas
- d. Farm Animals
- e. Home Occupation Category I

2. Conditional Uses.

- a. Accessory Apartments
- b. Cemetery, Columbarium, Crematory, Mausoleum
- c. Day Care, Group
- d. Dwelling, Earth Sheltered
- e. Dwelling, Group, Planned
- f. Dwelling, Residential Facility for Elderly Persons
- g. Dwelling, Residential Facility for the Handicapped
- h. Planned Unit Development
- i. Public Service
- j. Public Utility Station
- k. Recreation, Outdoor
- l. Religious, Cultural Activity
- m. School, Private or Quasi-Public
- n. School, Public
- o. Zero Lot Line Development (detached only)
- p. Model Home
- q. Accessory Apartment
- r. Bed and Breakfast Facility
- s. Home Occupation Category II

C. Development Standards1. Lot and Yard Regulations

- a. Density Requirement. Developments shall not have greater than two (2) dwelling units per gross acre.
- b. Lot Size. An area of not less than 10,000 square feet shall be provided and maintained for each dwelling and uses accessory thereto.
- c. Frontage. The minimum width of any lot for a dwelling shall be 95 feet measured 30 feet from the front property line.
- d. Front yard Requirements. All buildings shall be set back 30 feet from the front property line. Where lots front on cul-de-sacs or elbows, the front setback may be smaller provided that not dwelling is closer than 20 feet from the front property line. Lots having an overall slope in excess of 10 percent may notwithstanding other provisions if this Code to the contrary, be developed with a front setback of at least 20 feet. Garage and carports, or the garage portion where the garage is part of the main structure to a setback line of 25 feet

(but not beyond the setback line where 20 foot setbacks are allowed).

- e. **Side Yard Requirements.** All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 10 feet, and the total distance of the two side setbacks shall be at least 24 feet. Side setback requirements for approved zero lot line developments shall be 0 and at least 24 feet (between dwelling structures).
 - f. **Rear Yard Requirements.** All dwelling structures and other main buildings shall be set back from the rear property line distance of at least 30 feet, or on irregular lots, an average of 30 feet, provided that no portion of the building is closer than 10 feet to the property line.
 - g. **Corner Lots.** On corner lots, the front setback shall be a minimum of thirty (30) and twenty (20) feet respectively, regardless of which way the home faces.
 - h. **Accessory Buildings and Uses** regulated as per.
- 2. **Size of Buildings.** All dwellings shall be comprised of a minimum size of 1,400 square feet. Two-story dwellings shall have a minimum size of 1,750 square feet. All dwellings shall be provided with at least a double space garage.
 - 3. **Height of Buildings.** Same as R-1-20 Zone
 - 4. **Planned Unit Developments.** PUD's in an SD(R-2-A) Residential District shall be allowed a maximum of 2.3 units per gross acre. Refer to the Planned Unit Development District section of the Residential Development Standards Chapter.
 - 5. **Standards for Accessory Apartments and Extended Living Areas.** This sub-section is established to provide regulations and design standards for accessory apartments and extended living areas within single family dwellings in residential zone districts where allowed. Accessory apartments may be allowed by conditional use permit in order to make housing units available to moderate income households, thereby providing economic relief to those homeowners who might otherwise be forced to leave the neighborhood.

Extended living areas shall be allowed as a permitted use in order to make living units available which are appropriate for households at a variety of stages in the life cycle, as defined in the Definitions Chapter.

- a. **Requirements for Approval.** A conditional Use Permit may be granted by the Planning Commission for accessory apartments provided that the following requirements are met in addition to the requirements in Chapter 15-23, Conditional Use. Review and approval by the Community Development Department may be granted for extended living areas provided that the following requirements are met.

The granting of a conditional use permit for an accessory apartment or a use permit for an extended living area shall not be exempt the applicant from meeting other applicable ordinances, covenants, codes, or laws recognized by Sandy City.

The following pre-conditions and documentation are required:

- (1) A letter of application sworn before a notary public shall be provided by the

owner(s) stating that such owners will occupy the said dwelling, except for bona-fide temporary absences. Said letter shall be recorded by the Salt Lake County Recorder with a certified copy to accompany the building permit application.

- (2) The effective period of the conditional use permit for accessory apartments shall be 2 years from the date of the original permit. At the end of every 2 years, renewal shall be automatically granted upon receipt by the Director of certification by the property owner that the property remains the principal residence of the owner and that all other conditions met at the time of the original application remain unchanged. Notification shall be sent to the owner for response. Failure to obtain such certification may be the basis for revocation of the conditional use permit. The Planning Commission, in its sole discretion, may require a new application and demonstration of compliance with all conditions necessary for a conditional use permit.
- (3) Building plans or a floor plan of 1/4-inch to the foot showing the floor in which the apartment or extended living area will be located shall be provided.

b. Design standards for Accessory Apartments and Extended Living Areas.

- (1) Only one apartment or extended living area shall be created within a single-family dwelling and said area shall be clearly a subordinate part of the dwelling.
- (2) The owner(s) of the residence shall live in the dwelling in which the apartment or extended living area is created, except for bona-fide temporary absences.
- (3) The accessory apartment or extended living area shall be designed so that, to the degree reasonably feasible, the appearance of the building remains that of a single family residence, including prohibition of separate utility meters, separate addresses and mail boxes, etc. In general, any new entrances shall be located on the side or in the rear of the building. In no case shall an accessory apartment comprise more than 30 percent of the building's total floor area nor be greater than 1020 square feet (including the staircase) nor have more than 2 bedrooms, unless, in the opinion of the Planning Commission a greater or lessor amount of floor area is warranted by the circumstances of the particular building. An accessory apartment is a complete, separate housing unit that shall be within the original dwelling unit.
- (4) The design and size of the apartment or extended living area shall conform to all applicable standards in the Fire, Building and Health Codes. In addition, extended living areas shall have free-flow access with other portions of the dwelling.
- (5) At least three off-street parking spaces shall be available for use by the owner-occupant(s).
- (6) Extended living areas shall be used for family members only or for employed household maintenance personnel on a non-rental basis.
- (7) Any other appropriate or more stringent conditions deemed necessary for accessory apartments in protecting public health, safety, welfare, and the single

family character of the neighborhood shall be established by the Planning Commission.

15A-19-24 SD(PO) Willow Creek Center - 8170 South Highland Drive

- A. **Purpose.** The SD(PO) Zone is established to provide an area for professional and business offices, non-retail services, and other uses not including merchandising, warehousing, and manufacturing, which do not project business hours inconsistent with the harmony of contiguous zones. Developments adjacent to higher commercial zones shall act as a buffer zone between residential and commercial developments. To ensure neighborhood compatibility, all developments shall be approved by the Planning Commission as a part of site plan review.
- B. **Uses Allowed.** All structures constructed and all activity conducted in this zone are conditional uses. The only permitted uses are those specifically listed or those which are compatible to the purpose and intent of this ordinance and shown in the next preceding section.

1. **Permitted Uses:**

- a. Architects
- b. Artists
- c. Certified Public Accountants
- d. Chiropractors
- e. Doctors
- f. Insurance (not claims adjustment)
- g. Lawyers
- h. Nurses
- i. Professional Registered Engineers
- j. Psychologists
- k. Public Reporters (including court reporters)
- l. Realtors
- m. Dentists
- n. Psychiatrists
- o. Physical Therapists

2. **Conditional Uses:**

- A. Banking and Financial Institutions
- B. Common Area Offices
- C. Business Offices
- D. Sales Representative
- E. Other uses compatible with this zone

C. **Development Standards**

1. **Sign Requirements.** Only monument, directional, directory, wall, and projecting signs shall be permitted, compatible with the general objectives and permitted uses of this zone. The number, type, size, and location of signs shall be approved by the Planning Commission during site plan review in conformance with the Sign Ordinance Standards.
2. **Nuisances.** No portion of the property shall be used in such a manner as to create a nuisance to

the adjacent sites, such as, but not limited to: vibration, sound, electro-mechanical disturbances, electro-magnetic disturbances, radiation, air or water pollution, dust, and emission of odorous, toxic or noxious matter.

3. Modifications. Proposed changes shall be subject to a zoning amendment reviewed and approved by the Planning Commission and City Council with appropriate public hearings, etc.
4. Use and Hours Restrictions. The uses conducted in this zone shall not have inventories, shall not involve retail sales, and shall conduct no activity which would involve the collection of sales tax. No business shall be conducted by any of the uses allowed in this zone before 7:00 a.m. or after 6:00 p.m., nor any Sunday activities, except in a bonafide emergency situation.
5. Building Height Restrictions. Thirty-five (35) feet from grade at street elevation twenty (20) feet from grade for structures adjacent to residential areas.
6. Parking Ratios. Professional, business offices, and financial institutions - 3 parking stalls per 1,000 square feet of gross floor area. Medical, dental and health services - 4 parking stalls per 1,000 square feet of gross floor area.
7. Lighting Requirements. Lighting of parking areas, buildings, signs, landscaping, etc. shall be directed away from residential areas. Down lighting shall be used in parking areas and shall be located at least sixty (60) feet from residential property lines.

15A-19-25 SD(R-1-7) -7500 S. 400 E.

- A. Purpose. The residential SD(R-1-7) District is established to provide a residential environment within Sandy City that is characterized by moderate to low densities, and a minimum of vehicular traffic, and quiet residential neighborhoods favorable for family life.

B. Uses Allowed

1. Permitted Uses.
 - a. Agriculture (which does not include the keeping of farm animals)
 - b. Dwelling, Single Family
 - c. Home Occupation
 - d. Home Occupation Category I
2. Conditional Uses.
 - a. Accessory Apartments,
 - b. Bed and Breakfast Facility,
 - c. Cemetery, Columbarium, Crematory, Mausoleum
 - d. Day Care, Group
 - e. Dwelling, Earth Sheltered,
 - f. Dwelling, Group Planned
 - g. Dwelling, Residential Facility for Elderly Persons
 - h. Dwelling, Residential Facility for the Handicapped
 - i. Model Home
 - j. Park and Ride Facilities, on arterial streets
 - k. Planned Unit Development

- l. Public Service
- m. Public utility Station
- n. Recreation, Outdoor
- o. Religious, Cultural Activity
- p. School, Private
- q. School, Public
- r. Zero Lot Line Development (Detached Only)
- s. Alcoholic Beverage Class E
- t. Home Occupation Category II

E. **Development Standards**

1. **Lot and Yard Regulations.**

- a. Lot size. An area of not less than 7,000 square feet shall be provided and maintained for each dwelling and uses accessory thereto. In addition, the average size of all lots within a development shall be at least 7,500 square feet.
- b. Frontage. The minimum width of any lot for a dwelling shall be 70 feet, measured 30 feet back from the front property line.
- c. Front Yard Requirements. Same as Zone R-1-8
- d. Side Yard Requirements. All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 7 feet.
- e. Rear Yard Requirements. Same as Zone R-1-8
- f. Corner Lots. Same as Zone R-1-8
- g. Accessory Buildings and Uses regulated as per for R-1-8 standards.

2. **Size of Buildings.** All dwellings shall be comprise at least 1,000 square feet of space, same as R-1-8. All dwellings shall be provided with a double garage.

3. **Height of Buildings.** Same as R-1-8

4. **Planned Unit Development (PUD's).** PUDs in a R-1-8 District shall be allowed a maximum of 5.2 dwellings units per gross acre.

5. **Special Parking Provisions.** At least two off-street parking spaces shall be provided and maintained for each dwelling unit. No portion of a front yard shall be used for permanent parking of motor vehicles, recreational vehicles or recreational equipment.

15A-19-26 SD(R-1-8)PUD - 10900 S. 700 E.

- A. **Purpose.** The intent in establishing the SD(R-1-8)PUD District is to provide a residential "PUD Subdivision" environment within Sandy City that is characterized by moderate densities, medium-sized homes, a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life. As a PUD Subdivision, developments in this district will be unified through a general style of dwelling along with landscaping amenities being provided as a part of the development.

B. Uses Allowed

1. Permitted Uses
 - a. Agriculture
 - b. Dwelling, Single Family
 - c. Home Occupation
 - d. Home Occupation Category I
2. Conditional Uses
 - a. Public Utility Station
 - b. Recreation, Center (non-commercial)
 - c. Recreation, Outdoor (non-commercial)
 - d. Religious, Cultural Activity
 - e. School, Private or Quasi-Public
 - f. School, Public
 - g. Home Occupation Category II

C. Development Standards

1. Density. Density of any development shall not exceed a maximum of 5.2 dwelling units per acre.
 2. Lot Size. An area of not less than 7,000 square feet shall be provided and maintained for each dwelling and uses accessory thereto. However, an average lot size of not less than 7,500 square feet shall be maintained for an entire development.
 3. Lot Width. The minimum width of any building lot shall be seventy (70) feet, measured at a distance of thirty (30) feet from the front property line.
 4. Yards and Setbacks.
 - a. Front Yard. (Same as R-1-8)
 - b. Side Setback. (Same as R-1-8)
 - c. Rear Setback. All dwellings and other main buildings shall be set back from the rear property line at least twenty (30) feet on interior lots, and fifteen (15) feet on corner lots. On irregular lots, the minimum setback can be met by an average distance, provided that no portion of the building is closer than ten (10) feet to the property line.
 5. Size of Buildings. All dwellings shall comprise at least one-thousand (1,000) square feet of gross livable area for ramblers, and 1500 square feet of gross livable area for 2-story structures. In addition, all dwellings shall provide at least a double space garage.
 6. Building Height. No building shall be erected to a height greater than thirty-five (35) feet, and no building shall be erected to a height less than ten (10) feet or one story above grade. Where the ground level or top of the building is uneven or varies in height, average elevation thereof shall apply.
 7. Accessory Buildings and Uses. regulated as per R-1-8 standards.
-

8. Additional Requirements.

- a. All dwelling shall have full masonry fronts on the first floor, excepting such features as cantilevers, extended bays, and those areas above doors and windows.
- b. All parkstrips shall be landscaped with grass and trees (twenty-five to thirty feet on center) and be fully irrigated, prior to the occupancy of the associated dwelling.
- c. A six foot barrier wall shall be constructed along the frontage of any arterial street as stipulated in the buffering along arterial streets section of the Fencing Chapter.
- d. A formal entry way shall be constructed at each entrance into the development as approved by the Planning Commission.

15A-19-27 SD R-1-15 Scandia -11700 S. 2300 E.

- A. **Purpose.** The purpose of this section is to provide a residential transition between the lower density R-1-20 properties to the east, and the higher density PUD(4) and PUD(6) to the west. The transition is characterized by development considerations which minimize disturbance of natural vegetation and land features. In addition, before any approvals for development within this district, wildlife considerations will be analyzed, and if necessary, wildlife corridors and/or other wildlife protections will be included as a part of that development.

B. **Uses Allowed.**1. Permitted Uses.

- a. Agriculture (which does not include the keeping of farm animals)
- b. Dwelling, Single Family
- c. Extended Living Area,
- d. Home Occupation Category I

2. Conditional Uses

- a. Accessory Apartments,
- b. Day Care, Group
- c. Dwelling, Planned Group
- d. Dwelling, Residential Facility for Elderly Persons
- e. Dwelling, Residential Facility for the Handicapped
- f. Model Home
- g. Planned Unit Development
- h. Public Service
- i. Public Utility Station
- j. Recreation, Outdoor
- k. Religious, Cultural Activity
- l. School, Private or Quasi-Public
- m. School, Public
- n. Alcoholic Beverage Class E
- o. Building Lots that do not have Frontage on a Public Street.
- p. Home Occupation Category II

C. Development Standards.

1. Lot Size. The following lot size shall be provided and maintained for each dwelling and uses accessory thereto.
 - a. R-1-15 subdistrict. An area of not less than 15,000 square feet with an average lot size of 18,000 square feet for the entire subdistrict.
 - b. R-1-12 subdistrict. An area of not less than 12,000 square feet with an average of 15,000 square feet for the entire district.
2. Frontage. Frontage is required as follows:
 - a. For R-1-15 subdistrict. The minimum width of any lot for a dwelling shall be 85 feet measured 30 feet from the front property line. However, an average lot width of 90 feet shall be required for this subdistrict.
 - b. For R-1-12 subdistrict. The minimum width of any lot for a dwelling shall be 85 feet measured 30 feet from the front property line.
3. Front Yard Setback.
 - a. All buildings shall be set back 30 feet from the front property line.
 - b. Where lots front on cul-de-sacs or elbows, the front setback may be smaller provided that no dwelling is closer than 20 feet from the front property line.
 - c. On corner lots, the front setback shall be a minimum of thirty (30) and twenty (20) feet respectively, regardless of which way the home faces.
 - d. Lots having an overall slope in excess of 10 percent may, notwithstanding other provisions of this Code to the contrary, be developed with a front setback of at least 20 feet.
 - e. Garage and carports, or the garage portion where the garage is part of the main structure, may extend beyond the main structure to a setback line of 25 feet (but not beyond the setback line where 20 foot setbacks are allowed.)
4. Side Yard Setback. Side yards are required as follows:
 - a. For R-1-15 subdistrict. All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 10 feet, and the total distance of the two side setbacks shall be at least 22 feet.
 - b. For R-1-12 subdistrict. All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 8 feet, and the total distance of the two side setbacks shall be at least 20 feet.
5. Rear Yard Setback. All dwelling structures and other main buildings shall be set back from the rear property line a distance of at least 30 feet, provided that no portion of the building is closer than 10 feet to the property line.
6. Building Size.

- a. For all single-family dwellings, the minimum square footage of each dwelling is as follows:

One-Story: 1400 square feet
Two-Story: 1750 square feet
- b. For all dwellings, a double garage is required.
7. Building Height. No building height shall be higher than 30 feet.
8. Accessory Buildings and Uses. regulated as per R-1-15 standards.
9. Planned Unit Development PUD. A density of 6 units per acre is allowed for a PUD development adjacent to the golf course. All other regulations regarding a PUD development are as found in the Planned Unit Development District Section of the Residential Development Standards Chapter.

15A-19-28 SD(OS) - Dimple Dell Regional Park - 10500 S. between State Street and
Wasatch Boulevard

A. Purpose

The intent of the OS Open Space Zone is to establish large areas in the City where only open and generally undeveloped lands are to be permitted. Development of a comprehensive network of permanent, multi-functional, publicly and privately owned open spaces shall be encouraged. Restrictions in this zone are designed to prevent the encroachment of residential, commercial, and industrial uses into these open space areas which would be contrary to the objectives and characteristics of this zone, and for approved uses to be in compliance with the Dimple Dell Regional Park Master Plan, as adopted, and the Sandy City General Plan.

B. Uses Allowed

1. Conditional Uses

- a. Botanical and zoological gardens
- b. Forests
- c. Conservation areas including but not limited to wilderness areas, watershed areas, wildlife refuges, wetlands, and any lands under the Jordan River Parkway Authority.
- d. Public and private parks and recreation areas including but not limited to playgrounds, athletic fields and tennis courts.
- e. Historic preservation and monument sites
- f. Publicly dedicated open space
- g. Open air theaters and meeting places
- h. Public Services
- i. Accessory uses
- j. Public Utility Station

C. Development Standards

1. Area Requirements

Minimum area requirements are to be determined by the Planning Commission.

2. Frontage Requirements

The parcel of land must have frontage on a publicly dedicated road of at least 24 feet.

3. Building Height, Size, And Setbacks

All building height, size and setback requirements shall be determined by the Planning Commission as part of the conditional use approval process.

4. Landscaping

All areas not covered by building, pavement for roads and parking lots, or walkways, shall be landscaped as required by the Planning Commission.

In addition, refer to the Landscapes Standards Chapter of the Sandy City Development Code.

5. Signs

The only signs permitted in this zone shall be monument signs, guide signs, directional signs, wall signs, and temporary promotional signs compatible with the general objectives of this zone. All signs except for temporary promotional signs must be approved by the Planning Commission.

6. Maintenance Of Facilities

At the discretion of the Planning Commission, a legal submission may be required which sets forth a plan or manner of permanent care and maintenance of all open space and other facilities provided in the site plan. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and the Planning Commission as to suitability for the proposed use of the open space and subject facilities.

In the event the open space and other facilities are not maintained in a manner consistent with the approved site plan, the City may at its option cause such maintenance to be performed and assess the costs to be affected property owner(s) or responsible association.

15A-19-29 SD(PO Silver Sage) District - 10900 S. 700 E.

- A. Purpose. The purpose of the SD(PO Silver Sage) zone is to establish an area for professional and business offices, non-retail services, and other uses not including merchandising, warehousing, and manufacturing with business hours consistent with those of contiguous property. The intent of this Special Development District Zone is to allow the most efficient, functional and creative development of the lots within the zone, which have unique characteristics including very shallow depths.

B. Uses Allowed

1. Permitted Uses. Permitted and Conditional uses shall be the same as those permitted in the Professional Office (PO) Zone. See "Land Use Matrix".

C. Development Standards1. Minimum Building Setbacks.

- a. Front, Standard. 30 feet

- b. Side, Shared Party Walls. 0 feet
- c. Side, No Shared Walls. 10 feet
- d. Side, Abut Residential. 10 feet
- e. Rear, Residential. 10 feet
- f. Rear, Residential. 15 feet
- g. Rear, Abut Residential. 15 feet.

Front setback may be amended as allowed in the Storefront Conservation Ordinance.

2. Landscaping Standards. All landscaping shall comply with the Sandy City Landscaping Standards including the following:
 - a. Side Yards. There shall be a minimum of five (5) feet of landscaping between parking areas and side property lines.
 - b. Adjacent to Residential Districts. A minimum ten (10) foot width of landscaping (including a combination of trees & shrubs (evergreen & deciduous)), and ground covers shall be provided to create a buffer for the adjacent residential district.
3. Site Plan Review. Review of all site plans in the SD (PO Silver Sage) Zone is required by the Planning Commission according to the standards outlined in the Site Plan Review section of this Title.
4. Building Height. Buildings shall be limited to no more than one story above grade. At the minimum setback line, building height shall not exceed twenty-five [25] feet, as measured from average finish grade to the peak of the roof.
5. Ancillary Retail Commercial Uses at the following ratio:
 - a. No more than 50% of a mixed use building.
 - b. No more than 10% of a primary use for a stand along project.
6. Extended Hours. Any commercial use within 250 feet of a residentially zoned district where such commercial use desires to operate after 10:00 pm and before 6:00 am of the following day shall require a separate Conditional Use Permit for the extended hours.
7. Residential Compatibility. Developments adjacent to residential districts shall have a residential look to enhance compatibility with the adjacent neighborhood.

15A-19-30 SD(C) - Webster - 9690 S. 700 E.

A. Purpose. To provide a zone allowing the compatible mixing of residential and commercial carpentry and cabinet shop uses.

B. Uses Allowed

1. Permitted Uses
 - a. Same as indicated within the RM zone
 - b. Cabinet and Carpentry shops

2. Conditional Uses

- a. Per RM zone

C. Development Standards

1. Area Requirements. 2.35 Acres
2. Frontage Requirements. No public frontage required
3. Building Height Requirements. 35 feet - per RM zone
4. Building Size Requirements

For residential - same as R-18 zone

For commercial - none required

5. Front Setback Requirements

For residences - same as RM zone

For commercial - same as CN zone

6. Rear Setback Requirements

For residences - same as RM zone

For commercial - same as CN zone

7. Side Yard Requirements

For residences - same as RM zone

For commercial - same as CN zone

8. Parking Ratios

For residences - same as RM zone

For commercial - same as CN zone

- 9.. Location of Parking

Same as RM zone

10. Driveways and Curb Openings

For commercial - same as CN zone

11. Storage and Refuse Collection Areas

For residential - same as RM zone requirements

For commercial - same as CN zone requirements

12. Lighting. Same as CN zone requirements

13. Landscaping

Same as RM zone for residences
Same as CN zone for commercial

14. Fencing

Same as RM zone for residences
Same as CN zone for commercial

15. Signs. Same as Signage and Outdoor Advertising Chapter.**16. Public Improvements.** Same as Commercial/Industrial Development Standards**17. Special Provisions.** Commercial and residential access to be from 35 foot R W off from 700 East Street until such time which property to the south develops. Commercial access then will be from the south, and residential access for 660 East Street.**18. Submittal Requirements.** Same as Commercial Code Procedure**15A-19-31 SD(R-1-30A) Bell Canyon Acres - 10600 S. 1300 E.**

All requirements pertaining to an R-1-30A Zone District shall be applicable except as specifically set forth otherwise herein.

A. **Purpose.** To provide and perpetuate a rural residential environment within Sandy City that is characterized by large single-family homes with farm animal rights. This is a unique community that was developed to cater to horse owners. Its proximity to the Dimple Dell Regional Park adds to the unique nature of the community. It has access to the horse trails of the Park and was developed with an extensive network of bridle trails within the community. Certain unique restrictions are necessary to maintain the nature of the community.

B. Uses Allowed.

1. **Permitted Uses.** All permitted uses currently allowed under R-1-30A Zoning District.
2. **Conditional Uses.** All conditional uses currently allowed under R-1-30A Zoning District.
3. **Special Uses.** All special uses currently allowed under R-1-30A Zoning District unless expressly shown herein.
4. **Not Permitted Uses.** All uses currently not allowed under R-1-30A Zoning District.

C. **Lot and Yard Regulations.** See the standards for an R-1-30 Residential District under the Residential Development Standards.

D. **Farm Animal Area Set Aside.** A minimum of 5,000 square feet of usable square footage must be designated and maintained on each lot for the housing and containment of farm animals (the "Farm Animal Area Set Aside"), regardless of whether or not farm animals are maintained on the Lot. This area may consist of stables, hay barns, turnouts, etc. or any other structure that its primary use is related to the keeping of farm animals. Areas that may not be used to satisfy the Farm Animal Area

Set Aside include: front yard (front yard area of home or minimum 30 foot setback from street right-of-way, whichever is greater); side yard (15 feet from primary dwelling); rear yard (30 feet from primary dwelling); and areas dedicated for other uses (bridle paths, etc.). Side and rear yard areas that are 25 feet or greater in width may be used as Farm Animal Area Set Aside and must be contiguous areas on the lot. The Farm Animal Area Set Aside may be used for other purposes when not needed for farm animal housing and confinement, but must be easily returnable to an area for housing and containment of farm animals. Structures and other improvements that would have to be removed or substantially modified in order to return the Farm Animal Area Set Aside to farm animal housing and containment are not allowed within the Farm Animal Area Set Aside. The Farm Animal Area Set Aside may not be used at any time for residential dwellings.

- E. **Ratio of Large Farm Animals to Lot Size.** Two (2) large animals may be kept per first one-half ($\frac{1}{2}$) acre of lot size (no less than 20,000 square feet) and additional large animals may be kept at a ratio of one (1) per additional one-eighth ($\frac{1}{8}$) acre (no less than 5,000 square feet) of lot size to a maximum of four (4) large animals per lot. In addition, one (1) offspring under the age of twelve (12) months may be kept on the property.
- F. **Special Use Permit for Keeping Additional Large Animals.** Lot owners may apply for a Special Use Permit from the Sandy City Community Development Department to keep additional large animals on their lot. Under this Special Use Permit, large animals may be kept at a ratio of one (1) additional large animal per additional 5,000 square feet of additional Farm Animal Area Set Aside beyond a base of 10,000 square feet of Area Set Aside, up to a maximum of ten (10) large animals per lot, provided the following minimum requirements are met:
1. **Residency.** The applicant must certify and may be required to prove that the property upon which a Special Use Permit is being sought is owned by the applicant and is the applicant's primary residence.
 2. **Farm Animal Area Set Aside.** This area must be used and preserved for the purpose of keeping farm animals. Areas that merely could be used for farm animals, but is not currently being used as such, will not be used in determining additional Farm Animal Area Set Aside.
 3. **Shelter.** Shelter shall be provided for all large animals on the property at all times. At a minimum, a shelter shall consist of three (3) solid walls, a pitched or slanted roof and provide ventilation. This shelter must meet all building code requirements. The minimum space required for shelter shall be 120 square feet per large animal. A plot plan must be submitted to illustrate the location of all proposed and existing structures and facilities.
 4. **Waste Removal.** A waste management plan must be submitted to provide for the elimination of potential nuisances including unsanitary conditions, odors, and flies. At a minimum, the plan must ensure routine cleaning of shelter space of all manure and waste. This plan must provide details of how the removal from the premises or proper recycling of manure and other waste products will be accomplished. The waste removal plan is subject to the approval of the Community Development Department, Sandy City's Animal Services Division, affected Water Districts, and the Salt Lake Valley Board of Health.
 5. **Proof of Ownership.** Boarding of animals is prohibited. An applicant shall provide proof of ownership of all large animals on the property. Acceptable forms of proof are the following: a notarized bill of sale (if not notarized the canceled check with the bill of sale is acceptable), a brand inspection certificate, an auction invoice from an accredited auction, or equine registration papers in the current owners name.

6. **Review.** The applicant shall at all times remain in compliance with all the requirements of the Special Use Permit, the City's ordinances and State laws pertaining to animals and nuisances and the regulations of the Salt Lake Valley Board of Health. The Community Development Department, the City's Animals Services Division, and the Salt Lake Valley Department of Health shall be allowed to inspect the property at reasonable times to verify compliance. This Special Use Permit may be reviewed upon legitimate complaint or failure to comply with the requirements herein. If the applicant is found to be out of compliance, this Special Use Permit may be revoked by the Community Development Director.